

Town of Montville
Inland Wetlands Commission
REGULAR MEETING MINUTES
October 20, 2022 – 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

1. **Call to Order:** Commissioner Raymond Occhialini called the meeting to order at 6:00 p.m.
2. **Roll Call: Present:** Chairman Douglas Brush (6:10 p.m.), Commissioners Sandra Berardy, Joseph Berardy, Raymond Occhialini, Robert Roshto and in attendance via telephone Jessica LeClair. Also present was Zoning and Wetlands Officer, Meredith Badalucca. Absent was Vice-Chairman Charles O’Bday.
3. **Minutes:**
 - a. Approval of the minutes from the September 15, 2022 Regular Meeting.
Motion: (Roshto/S. Berardy) Roll Call Vote, All in favor (5-0-0) **APPROVED**
 - b. Approval of minutes of the October 13, 2022 Site Walk/Special Meeting.
Motion: (Roshto/S. Berardy). Roll Call Vote, Commissioner LeClair Abstain, All in favor (4-0-1). **APPROVED**
4. **Public Hearing/Application:** None.
5. **Show Cause Hearing:** None.
6. **Remarks from the public not relating to items on the agenda:** None.
7. **Old Business:**
 - a.) **22 IWC 19** – 190 Pruett Place (111-009-000), Oakdale, CT Owner/Applicant: Steve & Lori Middel for after the fact permit for relocation of shed and installation of walking bridge. *(Submitted 8/18/22, Date of Receipt 9/15/22, DRD 11/19/22, Tabled from 9/15/22 meeting).* Brief Discussion was held. **Motion: (Roshto/S. Berardy)** After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application 22 IWC 19 – Owner: Steve & Lori Middel Applicant: Steve Middel for work in regulated upland review areas in conjunction with the relocation of a shed and installation of a walking bridge at 190 Pruett Place (111-009-000), Oakdale, CT as depicted in the application and narrative dated August 18, 2022 Standard Reasons for Approval apply as follows:
 1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
 2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system
 3. The proposed activity will not have irreversible and irretrievable commitments of resources.
 4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
 5. The proposed activity use is suitable to the area.
 6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity. Roll Call Vote, All in favor (5-0-0). **APPROVED**
 - b.) **22 IWC 20** – 120 Turner Road (003-002-000) and 102 Turner Road (003-004-000), Oakdale, CT Applicant: Austin Harmon Owner: Timothy Wasniewski for As of Right Determination for Timber

Harvest (Submitted 8/22/22, Date of Receipt 9/15/22, DRD 11/19/22, Tabled from 9/15/22 meeting). Brief Discussion was held. ZEO/WEO Meredith Badaluca stated the applicant wanted to make a correction to original application that there is only one drainage crossing in Montville and one wetland crossing and two drainage crossings in Waterford. **Motion: (Roshto/S. Berardy)**. After giving due consideration to all to all relevant factors, including those in Section 4 of the Montville Inland Wetland Regulations and Section 22a-40 and Connecticut General Statutes, I move that Application# **22 IWC 20**, submitted by Austin Harmon of Hull Forest Products on behalf of the property owner, Timothy Wasniewski, for Timber Harvest and more fully described in the Application dated 8/15/2022 and Notification of Timber Harvest dated 8/16/2022 with Associated Timber Harvest Map dated August 2022 is a Permitted Use as of Right and therefore, no permit is required. Roll Call Vote, All in Favor (5-0-0). **APPROVED**.

- c.) **22 IWC 21** – 1108 Old Colchester Road (036-005-002) Oakdale, CT Owner/Applicant: Watch Hill Builders, LLC for referral to Montville Planning & Zoning Commission for 3 lot subdivision – no regulated activities. (Submitted 9/9/22, Date of Receipt 9/15/22, DRD 11/19/22, Tabled from 9/15/22 meeting). ZEO/WEO Meredith Badaluca read her staff report and stated that while there is no proposed activity in the regulated upland area or wetlands, the limits of clearing, silt fence and proposed well location on Lot 2 are close to the 50' URA. Subsequently, each lot may require IWC permit based on the site plan submitted with the zoning permit application. Attorney Harry Heller spoke on behalf of the applicant and stated that he agreed with ZEO/WEO Badaluca and had discussed the proposed location of the SFR with the engineer to be certain they could be built in that location. Otherwise, he would have applied for a permit. Discussion was held. **Motion: (Occhialini/Roshto)**. After giving due consideration to all relevant factors, including those in the CT General Statutes (CGS) Section 8-26 (Applications involving an inland wetland or watercourse), Montville Subdivision Regulations Section 3.4.2 (Wetlands Agency Referral), and CGS Chapter 440, Sections 22a-28 to 22a-45d (Wetlands and Watercourses), I move that the Commission forward a favorable recommendation/report to the Montville Planning & Zoning Commission for Application # **22 IWC 21**, submitted by Applicant/Owner: Watch Hill Builders, LLC for a three (3) lot subdivision of 1108 Old Colchester Road (036-005-002), Oakdale, CT, as more fully described in the application & supporting documents dated 9/7/22 and a plan entitled "Property and Topographic Survey, Land Now or Formerly Watch Hill Builders, LLC, Old Colchester Road, Montville, CT Date: July 27, 2022, Revised September 27, 2022" due to no regulated activities. Roll Call Vote, Commissioner Brush Abstain (5-0-1) All in favor. **APPROVED**.

8. New Business:

- a.) **22 IWC 22** – 1402 Old Colchester Road (043-029-000), Oakdale, CT, Owner: Jason & Victoria Gallup, Applicant: Smith Logging Company for As of Right Determination for Timber Harvest (Submitted 9/22/22, Date of Receipt 10/20/22, DRD 12/24/22). ZEO/WEO Meredith Badaluca read her staff report and added that she had received a clearer copy of the application in the office on October 20, 2022 and the activity to Watercourse/Waterbody Disturbance Area would be 30 feet. She also noted that per the timber harvest notification the start date was listed as July 1, 2022 which the applicant would need to clarify the start date. She also stated that the property is accessed by a shared driveway and the application did not address how the property would be accessed for the timber harvest operation. Jeremy Smith of Smith Logging in Brookfield, MA, spoke on behalf of the applicant and stated that the shared driveway will be the access to the timber harvest operation and certified letters were mailed to neighbors of the intent of logging project. Chairman Brush asked if there was a continually running stream and Jeremy stated no. The estimated starting date for the harvesting operation is January 2023 when the ground will be frozen. Discussion was held and it was decided to do a site walk on 11/12/22 @ 9:00 a.m. and table until next meeting. **Motion: (Brush/Roshto)** for site walk on 11/12/22 at 9:00 a.m. Roll Call Vote, All in Favor (6-0-0). Applicant stated that he was unavailable on that date. New date was discussed.

**Motion to Change Site Walk to 11/5/22: (Brush/Roshto) Roll Call Vote, All in Favor (6-0-0).
APPROVED.**

9. Correspondence: None.

10. Other Business: None.

11. Executive Session: None.

12. Adjournment: 6:29 p.m. (Roshto/Occhialini)

Respectfully Submitted

Beth Welles
Recording Secretary