

Town of Montville - Inland Wetlands Commission
REGULAR MEETING MINUTES
November 17, 2022 – 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

1. **Call to Order:** Chairman Douglas Brush called the meeting to order at 6:00 p.m.
2. **Roll Call: Present:** Chairman Douglas Brush, Vice-Chairman Charles O’Bday, Commissioners Sandra Berardy, Joseph Berardy, and Robert Roshto. Also present was Zoning and Wetlands Officer Meredith Badaluca. Absent were Commissioners Raymond Occhialini and Jessica LeClair.
3. **Minutes:**
 - a. Approval of minutes of the October 20, 2022 Regular Meeting.
Motion: (S. Berardy/Roshto) Roll call vote, All in favor (5-0-0) **APPROVED**
 - b. Approval of minutes of the November 5, 2022 Site Walk/Special Meeting
Site Walk/Special Meeting was cancelled.
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 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*).
Brief discussion was held. **Motion: (Roshto/O’Bday)** After giving due consideration to all relevant factors, including those in Section 4 of the Montville Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move that Application# **22 IWC 22**, submitted by Jeremy Smith of Smith Logging on behalf of property owner, Jason Gallup for a Timber Harvest and more fully described in the Notification of Timber Harvest, dated 6/15/2022, received 9/22/2022 with associated Timber Harvest Map is a Permitted Use As of Right and, therefore, no permit is required. Roll Call Vote, All in favor (5-0-0). **APPROVED.**
8. **New Business:**
 - a) **22 IWC 23** – 207 Doyle Road (057-030-001), Oakdale, CT, Owner: Brian and Barbara McNamera, Applicant: Brian McNamera for regulated activity in conjunction with removal of 3,000 cubic yards of debris, leaves, etc. (*Submitted 10/28/22, Date of Receipt 11/17/22, DRD 1/21/23*). ZEO/WEO Meredith Badaluca stated she received an email from property owner and he was withdrawing his application at this time and will most likely be resubmitting at a later date. Attorney Harry Heller spoke on behalf of the applicant and stated that his client meant to write 3,000 cubic feet on application not yards.
 - b) **22 IWC 24** – 2040 Route 32 (103-001-01A), Uncasville, CT, Owner/Applicant: Hassan/Hussain, LLC for regulated activities in the upland review areas in conjunction with the proposed commercial development of proposed convenience/gasoline sales facility. (*Submitted 10/28/22, Date of Receipt 11/17/22, DRD 1/21/23*). ZEO/WEO Meredith Badaluca read her staff report. Attorney Harry Heller was in attendance, along with Greg Fedus from Fedus Engineering, and spoke on behalf of the owners and showed plans of proposed work to be done on property. Attorney Heller stated

that the applicant has provided a copy of a site plan from previously approved application for a 54 unit hotel dated July 30, 1997 and United States Army Corp of Engineers permit for the same application dated January 21, 1998. He stated that the project proposes to develop the site utilizing a similar yet smaller footprint than the previously approved application. The footprint avoids any direct disturbance of the current inland wetlands and watercourses on the property. The applicant, in its narrative received on October 28, 2022, states, in part, “The site development plan contemplates a closed drainage system pursuant to which stormwater will be collected in catch basins and discharged to a stormwater quality/detention basin located in the northeastly corner of the improved project site. The stormwater will first be detained in the sediment forebay in order to allow sediments to settle out to satisfy the requirements of the 2004 Stormwater Quality Manual promulgated by the State of Connecticut Department of Energy and Environmental Protection. Stormwater from the detention basin will be metered out by proposed Control Structure 1 as delineated on the sheet 3 of 5 of the site development plan with orifices in the structure designed to meter out renovated stormwater in accordance with the intensity of applicable design storm event. Stormwater discharged from the detention basin will be discharged through a 15 inch HDPE culvert to a proposed plunge pool and thereafter through a grass swale to a proposed rip rap pad at an interface with a 42 inch reinforced concrete pipe storm culvert which will thereafter carry stormwater in a northerly direction under Podurgiel Lane.” Brief Discussion was held and commission decided to do a Site Walk on December 11, 2022 at 10:00 a.m. and table the application until December 15, 2022 meeting, for the applicant to address the town soil scientists comments. **MOTION: (Brush/O’Bday)** for a site walk on December 11, 2022 at 10:00 a.m. All in Favor (5-0-0). **APPROVED.**

- c) **22 IWC 25** – 137 Gay Hill Road (023-026-00A), Uncasville, CT Owner/Applicant: John M. & Lynette S. Crowley for referral to Montville Planning & Zoning Commission for 2 lot re-subdivision – no regulated activities. (*Submitted 11/7/22, Date of Receipt 11/17/22, DRD 1/21/23*). ZEO/WEO Meredith Badalucca read her report and Brian Florek from DLC Engineering Services, LLC spoke on behalf of the applicant and showed a map of proposed work to be done on site. He stated the property has been in the family for 50 years and the property owners want to make it a 2-Lot re-subdivision to build a house on the property for their child. There is no regulated upland or wetland activity proposed as part of this development. The commission had a brief discussion. **MOTION: (Roshto/O’Bday).** 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 25, submitted by Applicant/Owner: John M. & Lynette S. Crowley for a two (2)-lot subdivision of 137 Gay Hill Road (023-026-00A), Uncasville, CT, as more fully described in the application & supporting documents dated 11/7/22 and a plan entitled “Property Survey, Property Belonging to: 137 Gay Hill Road Subdivision, John M. & Lynette S. Crowley, 137 Gay Hill Road, Montville, Connecticut, Zone: R-40, Scale: 1’ = 40’, Revised August 15, 2022” due to no regulated activities. Roll Call Vote, all in favor (5-0-0). **APPROVED.**

9. **Correspondence:** None.

10. **Other Business:** None.

11. **Executive Session:** None.

12. **Adjournment:** 6:35 p.m. (**O’Bday/Roshto**)

Respectfully Submitted by, Beth Welles Recording Secretary