

**Town of Montville Inland Wetlands Commission
310 Norwich-New London Tpke
Uncasville, CT 06382
(860) 848-6779
Town Hall – Town Council Chambers**

**Regular Meeting Minutes
March 16, 2023**

1. **Call to Order:** Chairman Douglas Brush called the meeting to order at 6:00 p.m.
2. **Roll Call:** Chairman Douglas Brush, Commissioners Raymond Occhialini, Robert Roshto and Jessica LeClair via telephone. **Absent:** Vice-Chairman Charles O’Bday, Sandra Berardy and Joseph Berardy. Also in attendance ZEO/WEO Meredith Badalucca.
3. **Minutes:**
 - a. Approval of minutes of the February 16, 2023 regular meeting. **Motion:** To approve the minutes as amended of the February 16, 2023 regular meeting (**Occhialini/Roshto**) Roll call vote. All in favor (4-0-0). **APPROVED**
 - b. Approval of minutes of the March 4, 2023 Site Walk-Special Meeting. **Motion:** To approve minutes of the March 4, 2023 Site Walk-Special Meeting (**Occhialini/Roshto**) Roll call vote. All in favor (4-0-0). **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. **23 IWC 3** Old Colchester Road (036-005-000), Oakdale, CT Owner: 100 Waterfall, LLC, Applicant: Southeastern Connecticut Water Authority for regulated activities in conjunction with the installation of a water main extension. (*Submitted 2/3/23, Date of Receipt 2/16/23, DRD 4/22/23*) ZEO/WEO Meredith Badalucca stated she had no new staff comments except for the Final Plan set required signature which was signed before meeting began.

James Ericson, PE from Lenard Engineering/Haley Ward spoke to the commission and reviewed the plans to tie into the Seven Oaks Division water main due to the strain on the Montville Division wells during drought periods. **Motion:** After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application 23 IWC 3 - Owner: 100 Waterfall, LLC, Applicant: Southeastern Connecticut Water Authority for regulated activities in conjunction with the installation of a water main extension at Old Colchester Road (036-005-000), Oakdale, CT as depicted in the application and associated documents dated February 2023 and as shown on plans entitled “Southeastern Connecticut Water Authority, Water System Interconnection, Old Colchester Road, Montville, CT, dated January 3, 2023, Prepared by Lenard Engineering, Inc., A Division of Haley Ward, Inc.”. Standard reasons for approval and standard conditions of approval apply. (**Roshto/Occhialini**). Roll call vote. All in favor (4-0-0). **APPROVED.**

- b. **23 IWC 4** - 412 Maple Ave (031-002-0A0), Uncasville, CT Owner/Applicant: Advanced Associates, LLC for regulated activities within the upland review area in conjunction with

grading for commercial site improvements. (Submitted 2/14/23, Date of Receipt 2/16/23, DRD 4/22/23)
ZEO/WEO Meredith Badalucca reviewed her staff report.

- The property is located on approximately 6.86 acres in the Industrial Zone currently developed with individually owned “condo” buildings for various industrial uses.
- Background: The IWC, on November 20, 2003, approved a permit to HEPO, LLC at 420 Maple Avenue for regulated activities in conjunction with a driveway access that included filling & grading for installation of a piped culvert crossing as shown on a plan entitled “Maple Avenue Subdivision, Grading/E & S Plan, Sheet 3, Prepared by CLA Engineers, Dated 04/28/03, Revised to 10/14/03” The crossing was then constructed in accordance with said permit # 203 IWC 21. The subdivision plan was approved and filed on the Montville Land Records.
Subsequent to the construction of the crossing under permit # 203 IWC 21 for HEPO’s 6-lot Maple Avenue industrial subdivision, a lot line adjustments plan was filed combining subdivision lots 1 & 3, lots 2 & 4 and lots 5 & 6. The now combined lot 5 & 6 was purchased by Advanced Associates, LLC and combined with 412 Maple Avenue.
- The current proposed development consist of a new 4,000 square foot industrial building on the northern portion of the site. Site improvements will include an extension of the access drive and proposed rain gardens.
- Per the Stormwater Management Report Prepared by H&H Engineering Associates, LLC, dated November 8, 2022, it demonstrates that the development:
Does not increase peak rates of runoff from watersheds encompassing the new building, access drive and parking area.
Does not degrade the quality of receiving groundwater, waterbodies, or watercourses.
Complies with the 2004 CT DEEP SQM and the Town of Montville Stormwater Management Standards.
- Town Soil Scientist, Robert Russo reviewed the application when it was presented to the commission in 2022. He stated in an email dated 1/20/22 “I have reviewed the site plans, engineers’ letter, and application for this project (412 Maple Ave, Montville) and note that there is limited work proposed within the 50 foot upland review zone and that it consists of grading for the proposed access driveway to the new 4000 square foot building. The wetlands crossing shown on the plans was previously constructed per a permit from the Montville IWWC. If the erosion and sedimentation control shown on the plans is properly installed and maintained, there will be minimal potential for wetland impacts.”

Attorney Harry Heller spoke to the commission on behalf of the applicant, and he reviewed the plans stating that two rain gardens were going to be installed and a swale was going to be put in place in front of the parking area.

Commissioner Brush asked for confirmation that there was going to be only two rain gardens and not three. Attorney Heller stated that yes there was only going to be two. **Motion:** After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application 23 IWC 4 – Owner/Applicant: Advanced Associates, LLC for regulated activities in the upland review area in conjunction with grading for commercial site improvements at 412 Maple Avenue

(031-002-0A0) Uncasville, CT, per the application and associated documents dated 2/14/23 and as shown on a plans entitled “Site Development Plan, Prepared for Advanced Associates, LLC, 410 & 412 Maple Avenue, Montville, CT, Prepared by Advanced Surveys, LLC, Dated 10-20-21, Revised 2-22” and “Stormwater Management Plan, New Industrial Development, 412 Maple Avenue, Uncasville-Montville, CT 06382, Prepared for Advanced Associates, LLC, P.O. Box 164, Uncasville-Montville, CT 06382, Dated 11-1-2022” as revised. Standard reasons for approval and standard conditions of approval apply. **(Roshto/Occhialini)** Roll call vote. All in favor (4-0-0). **APPROVED.**

8. New Business:

a. **23 IWC 5** – 24 Route 82 (060-003-000) and 30 Route 82 (006-003-00A, Oakdale, CT Owner: Jabez Financial, LLC, Applicant: Hull Forest Products, Inc. for As of Right Determination for Timber Harvest. *(Submitted 3/1/23, Date of Receipt 3/16/23, DRD 5/20/23)* ZEO/WEO Meredith Badalucca reviewed her staff report. She also read into record an email received from Austin Harmon from Hull Forest Products, Inc. as he was unable to attend the meeting.

- Application is for an As of Right Determination for a Timber Harvest in accordance with Montville Inland Wetlands and Watercourses Regulations Section 4.1.a and C.G.S. Section 22a-40.
- Under the Inland Wetlands and Watercourses Act C.G.S. Section 22a-40 and Montville Inland Wetlands and Watercourses Regulations (“Regulations”) Section 4.1.a, farming is as “Permitted operation and use”. Forestry is defined as farming or agriculture under C.G.S. 1-1q.
- The applicant requested an As of Right Determination at the January 19, 2023 IWC meeting for the property located at 24 Route 82, Oakdale, CT. Since that request the property located at 30 Route 82, Oakdale, CT has been purchased by Jabez Financial, Inc.
- The attached Timber Harvest Map indicates additional skid trails at 24 Route 82.
- The property at 24 Route 82 is located in the R-120 zone on about 14.24 acres, contains regulated uplands, wetlands and a stream. The property has approximately 753 feet of frontage on Route 82 and is currently undeveloped.
- The property at 30 Route 82 is also located in the R-120 zone on about 9.29 acres, contains regulated uplands, wetlands and a stream. This property has approximately 69.59 feet of frontage on Route 82 and is also currently undeveloped.
- The Applicant states the operation is “A selection harvest with group selections. Open areas for campsites and other recreational activities. Remove trees of poor health and quality while promoting residual tree health. Remove some of the forest canopy to reveal sunlight on the forest floor and promote natural regeneration.”
- The site will be accessed from a temporary driveway at 24 Route 82. The property boundaries have been identified with pink ribbon and the trees to be harvested have been marked with blue paint at eye level.
- The applicant states there are no wetlands crossing proposed. There are two proposed stream crossings and trees will be removed in the upland review area and the edge of the wetlands.
- The amount of forest products to be harvested is approximately 20.55 acres total for 32,970 board feet and 121 cords and the trees have been marked with blue paint.
- It is estimated that 2 months of good working weather will be required to complete this project. An estimated starting date for the harvesting operation is April 1, 2023.

Commissioners reviewed the maps of the site and held a discussion. The commission determined a site walk of the property is needed. **Motion:** To table the application to the April 20, 2023 meeting and hold a site walk on April 15, 2023 at 9:30 a.m. **(Occhialini/Roshto)** Roll call vote. All in favor (4-0-0). **APPROVED.**

9. Correspondence: None.

10. Other Business: None.

11. Executive Session: None.

12. Adjournment: 6:19 p.m. **(Roshto/Occhialini).**

Respectfully submitted by
Beth Welles
Recording Secretary