

**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  
July 20, 2023**

**1. Call To Order:**

Chairman Douglas Brush called the meeting to order at 6:00 p.m.

**2. Roll Call:**

**Present:** Chairman Douglas Brush, Commissioners, Sandra Berardy, Joseph Berardy, Jessica LeClair, Vice-Chairman Charles O’Bday, Raymond Occhialini, and Robert Roshto. Also in attendance was Assistant Planner/Interim ZEO/WEO Meredith Badalucca.

**3. Minutes:**

**a.** Approval of Minutes of the June 15, 2023, Regular Meeting.

**Motion:** To approve the June 15, 2023, Regular Meeting Minutes. **(Roshto/Occhialini).**

**Vote:** (7-0-2), Commissioners Jessica LeClair and Vice-Chairman O’Bday abstained.  
**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 9** – 669 Route 163, Parcel ID: 038-056-000, Oakdale, CT Owner: Town of Montville, Applicant VCP Montville LF, LLC, for temporary disturbance within the URA in conjunction with the proposed development of a 600 KW AC ground mounted solar array. *(Submitted 6/7/2023, Date of Receipt 6/15/2023, DRD 8/18/2023)*

Asst. Planner/Interim WEO Badalucca noted for the record from her staff report that all of her comments from the June 15, 2023 meeting have been addressed. A site walk was conducted with Liz Burdick on July 7<sup>th</sup> and again on July 12<sup>th</sup> with the Town Soil Scientist, Bob Russo of CLA and Liz Burdick. Town Engineer, Tom Cummings of CLA, commented on the PZC application “The underground electrical conduit must stay outside the fenced area.”.

The applicant has addressed this comment as follows: *The alignment of the subsurface electrical conduit has been adjusted and will be shown on Sheet C101 of the forthcoming revised drawing set. The conduit alignment has been shifted northeast outside the fence alignment. Please note this results in a minimal increase to the temporary disturbance within the 50-foot wetland upland review area. An Inland Wetlands Application Form was previously submitted to the Town of Montville Inland Wetlands Commission on June 6, 2023. In this application, the area*

*of temporary disturbance in this portion of the Site was noted to be approximately 531 square feet (sf). This requested change to the electrical conduit alignment will result in approximately 940 sf of temporary disturbance (409 sf increase). We will notify the Town of Montville Inland Wetlands Commission accordingly.*

The Applicant PE Robert Bukowski provided an updated site plan that moves the trench outside of the fence line and addressed questions of the Commission regarding vegetative clearing in a fenced array area, windspeed, drainage, maintenance between the panels.

**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 number 23 IWC 9, Applicant: VCP Montville LF, LLC, Owner: Town of Montville for temporary disturbance within the URA in conjunction with the proposed development of a 600 KW AC ground mounted solar array at 669 Route 163, Oakdale, CT, per the application and associated documents dated June 6, 2023 as shown on plans entitled “Proposed Solar PV Development, Town of Montville Landfill, 669 Route 163, Oakdale, CT, Prepared by Weston & Sampson Engineers, Inc., Dated June 6, 2023, Revised 7/19/23”. Standard reasons for approval and standard conditions of approval apply. **(Occhialini/LeClair).**  
**Vote:** All in favor (7-0-0). **APPROVED.**

**8. New Business:** None

**9. Correspondence:** None

**10. Other Business:** None

**11. 11. Executive Session:** None

**12. Adjournment.**

**Motion:** To adjourn the meeting at 6:11 p.m. **(Occhialini/LeClair).** **Vote:** All in favor (7-0-0). **APPROVED.**

Respectfully submitted by,

Gloria J. Gathers  
Recording Secretary, Town of Montville

**AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN OF  
MONTVILLE WEBSITE.**