

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

**Regular Meeting Minutes
March 21, 2024**

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, Raymond Occhialini and Robert Roshto. Vice-Chairman Charles O'Bday was absent. Also in attendance was ZWO Stacy Radford.

3. Minutes:

a. Approval of Minutes of the January 18, 2024, Regular Meeting.

MOTION: To approve the January 18, 2024, Regular Meeting Minutes. (LeClair/Roshto). **Vote: (6-0-0). 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: None.

8. New Business:

a. **24 IWC 1** – 581 Route 163, (Parcel ID: 030-024-000), Oakdale, CT, Owner: James E. and Kristin Morosky, Applicant: James E. Morosky, for review/report to the Montville Planning Commission for a proposed 2-lot subdivision – no regulated activities. *(Submitted 02/29/2024, Date of Receipt 03/21/2024, DRD 05/25/2024)*

STAFF COMMENTS:

The site consists of approximately 6.95 (+/-) acres (302,755 +/- SF) located in the R-40 zoning district with about 176.5 feet of frontage on Route 163 and abutting Wheeler Pond. This site contains approximately 0.2 acres of wetlands and is currently developed with a single-family residence, two (2) garages, and other outbuildings.

The applicant proposes to divide the existing lot to create an additional lot for a single-family residence with on-site well, connection to public sewer; and associated site improvements. The proposed lot, more particularly described as “Proposed Lot 24-2” on the plan more particularly described below, will be 0.93 (+/-) acres (40,427 +/- SF) and will share the existing gravel driveway off of Route 163; through an easement.

There is no regulated upland or wetlands activity proposed as part of this 2-lot subdivision. The property to be subdivided is shown on a plan entitled “Subdivision Plan prepared for James E. Morosky and Kristin Morosky #581 Route 163 (AKA) Oakdale Road, Montville, Connecticut Boundary – Topography – Lot Layout, dated May 28, 2023, and revised on March 11, 2024, by Advanced Surveys, LLC.”

The limits of inland wetlands located near the proposed lot were delineated by Robert Russo, Certified Soil Scientist for a Lot Line Reconfiguration Plan on September 12, 2008 and revised on September 3, 2020. The wetland system on the property is primarily to the North of the proposed single-family residence.

On March 19, 2024, myself and Assistant Planner, Meredith Badalucca conducted a site walk of the proposed Lot 24-2 and a copy of the Inspection Report is attached to your Staff Report.

All applicable Town Departments will be providing comments to the Planning and Zoning Commission in regards to this Subdivision Application, which the Commission will hear at their March 26, 2024, meeting.

Attorney Harry Heller, Counsel for the Applicant, referenced the soil test of core and gravel, the use of the property driveway, the relatively flat condition of the property, and proximity of 200 ft from the wetland. Chairperson Brush questioned a contour computation in the lower left corner of the map. Attorney Heller deemed the computation as an error, “262” not “264.”

MOTION: 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 and Zoning Commission for Application #24 IWC 1, submitted by Applicant: James E. Morosky; Owners: James E. and Kristin Morosky for a 2-lot subdivision of 581 Route 163 (Parcel ID: 030-024-000), Oakdale, CT, as more fully described in the application and supporting documents dated February 28, 2024 and a plan entitled, “Subdivision Plan prepared for James E. Morosky and Kristin Morosky #581 Route 163 (AKA) Oakdale Road, Montville, Connecticut Boundary – Topography – Lot Layout, dated May 28, 2023 and revised on March 11, 2024, by Advanced Surveys, LLC.”

(Roshto/LeClair) Vote: (6-0-0). APPROVED.

9. New Business: None

10. Correspondence:

Chairperson Brush reported on the value of the Commission to have copies of *What’s Legally Required? 8th Edition by Michael Zizka* as it identifies rules and regulation and statutes on the same. ZWO Radford remarked that a printout of the book was included in the meeting packet and that five (5) copies can be purchased now and the other two (2) after July 1. Commissioner S. Berardy noted she only needed one (1) copy.

Motion: To approve the purchase of six (6) copies of *What’s Legally Required? 8th Edition by Michael Zizka*. **(Brush/LeClair) Vote: (6-0-0). APPROVED.**

11. Other Business:

12. Executive Session: None

13. Adjournment.

MOTION: To adjourn the meeting at 6:13 p.m. (Occhialini/LeClair). **Vote: (6-0-0).**
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.**