

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
September 19, 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, Vice-Chair Charles O'Bday, Commissioners Sandra Berardy, Joseph Berardy and Jessica LeClair (6:03 p.m.) and Raymond Occhialini. Commissioners Raymond Occhialini and Robert Roshto were absent from the meeting.

Also in attendance was ZWO Stacy Radford.

3. Minutes:

- a.** Approval of Minutes of the August 15, 2024, Regular Meeting.

MOTION: To approve the August 15, 2024, Regular Meeting Minutes. **(S. Berardy/O'Bday).**

Vote: (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.** **24 IWC 7** – 339 Chesterfield Road, (Parcel ID: 021-001-00A), Oakdale, CT Owner/Applicant: Jill Moonheron, for regulated activities within the wetlands and URA to demo an existing single-family residence and construct a new single-family residence. *(Submitted 6/21/2024, Date of Receipt 7/18/2024, DRD 9/21/2024)*

STAFF COMMENTS IN REVIEW:

- This Application is for regulated activities in the upland review area and in the wetlands in conjunction with the proposed demolition of an existing house and shed, including proper abandonment of an existing well & septic system; the construction of a water crossing; and the construction of a new single-family residence, including a new well & septic system.
- The Applicant purchased 339 & 311 Chesterfield Road on or about April 11, 2024 and thereafter merged both lots into one for a combined total of 55.01 acres. The site is located in the R-80 zoning district with approximately 245 feet of frontage on Chesterfield Road and contains approximately 2.63 acres of delineated wetlands within the proposed project area.
- The Applicant states the wetlands were flagged by Soil Scientist Martin Brogie on March 14, 2024.

- The site has a pre-existing, non-conforming 675 square foot house, built in 1848; according to the Town of Montville Assessor Records.
- The Applicant proposes to demolish the existing house, as well as abandon the existing well and septic system; all of which is within the 50' upland review area. The amount of expected disturbance is approximately 855 square feet.
- The Applicant proposes to demo an existing shed in the area proposed for the construct a new single-family residence and septic system, which will be greater than 50' from any wetlands on the property and entirely outside of the upland review area. The installation of a new well will be within the URA.
- The Applicant has proposed approximately 4579 square feet of disturbance within the wetlands and upland review area to widen a paved driveway, construct a water crossing, and cut back vegetation to provide an unobstructed pathway to the proposed new single-family residence.
- The site also has an existing 50' long paved driveway off of Chesterfield Road, which becomes a rutted driveway that crosses over a 2' diameter corrugated metal pipe culvert and a concrete slab through an existing wetland area and then continues for approximately 200' to the northern side of the wetlands and a pond, within the 50' upland review area. Beyond this is a clearing that overlooks a pond and has an existing shed.
- The Applicant proposes to replace the 2' corrugated metal pipe culvert with an engineered water crossing which will increase the capacity of water flow through the structure and the structural capacity of the driveway to accommodate the length and weight restrictions of fire apparatus. The emplacement of the culverts for the proposed water crossing will be by hand and stone will be with an excavator.
- The Applicant indicates that earthwork to be performed will be by using typical construction vehicles such as excavators, backhoes, loaders, and dozers. It is anticipated that 21 cubic yards of earth will be excavated and 108 cubic yards of fill will be required, for a net of 87 cubic yards of fill within the upland review area.
- The Applicant has presented (2) alternative proposals on page #5 of the Development Report dated June 20, 2024, however they are not part of the proposed project presented with this Application. The alternative proposals would entail a slightly different alignment of the driveway with the demolition of the existing house and construction of a new single-family residence or remodeling of the existing house, which may include less disturbance of the wetlands. To re-iterate, these alternatives are not part of this Application.
- The applicant has provided a Soil Characteristic Map on page #14 of the Development Report dated June 20, 2024 and a Wetlands Delineation Report which is part of the Application.
- Staff requested revisions to the proposed Plan to include the following:
 - Clearing limits, both existing conditions and proposed limits of clearing need to be called out separately. Existing conditions to be shown lighter and the proposed clearing limits to be shown darker.
 - A note pertaining to the existing well, which is within the wetlands, needs to be added to show that same will be properly abandoned. This has been addressed on the revised Plan dated July 13, 2024.

The application and supporting documents have been referred to the following for further review and comment:

- Uncas Health – No comment at this time.
- Fire Marshal – No comment at this time.
- Town Engineer & Soil Scientist – Please see the attached letter from Kyle Haubert, P.E. and Robert Russo, C.S.S. dated August 13, 2024. These comments were sent to the Applicant on August 15, 2024; the Applicant responded to most but not all of the Town Engineer and Soil Scientist's comments. On August 15, 2024, the Commission tabled the Application due to the fact that all comments had not been met by the Applicant's Engineer.

A site walk was conducted on August 12, 2004 by myself and Members of the IWC.

NEW STAFF COMMENTS:

- At the August 15, 2024 meeting Chairman Brush asked me to consult with the Town Engineer concerning the Drainage Calculations, specifically if the time and concentration at 5 minutes is sufficient. The Town Engineer responded that the Applicant's Engineer used the "rational method" to calculate the flow rate and in his opinion, the 5-minute time of concentration will generate the worst-case scenario peak flow rate, a conservative approach and he did not see it as an issue.
- Applicant's Engineer responded to the Town Engineer & Soil Scientist's comments of August 13, 2024, in full and on September 10, 2024, Staff received a letter confirming that all comments had been met. Copies of the August 13, 2024 comments from the Town Engineer & Soil Scientist, the Applicant's Engineer's final responses dated August 29, 2024 and the September 10, 2024 letter confirming all comments have been met are included in your packet.
- Staff has no new comments.

ZWO Radford read the new staff comments into the record. Applicant's Engineer Ryan Thompson was present and confirmed that all of the comments by the Commission and reviewed by the Town Engineer & Soil Scientist have been addressed and verified with a final version of the revised map. Applicant's Engineer also responded to Commission questions concerning the validity of the final version of the map, corrected curbing and a widened crossing.

MOTION: After due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 24 IWC 7 – Owner/Applicant : Jill Moonheron, for regulated activities within the wetlands and URA to demo an existing single-family residence and construct a new, single-family residence, per the Application and associated documents dated May 7, 2024; with the following condition: that placards marking the wetlands around the property at the 50' URA be installed. All other standard reasons for approval and standard conditions of approval apply. **(LeClair/O'Bday). Vote: (5-0-0). APPROVED.**

8. New Business: None

9. Correspondence:

Chairman Brush gave feedback to the Commission on a presentation given by DEEP at the Salem Wetlands Commission meeting concerning the problem of hydrilla at Gardner Lake.

10. Other Business: None

11. Executive Session: None

12. Adjournment.

MOTION: To adjourn the meeting at 6:12 p.m. **(LeClair/O'Bday). Vote: (5-0-0). MEETING ADJOURNED.**

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.