

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

**Regular Meeting Minutes  
October 17, 2024**

**1. Call To Order:**

Vice-Chair Charles O'Bday called the meeting to order at 6:00 p.m.

**2. Roll Call:**

**Present:** Vice-Chair Charles O'Bday, Commissioners Sandra Berardy, Joseph Berardy. Jessica LeClair (6:03 p.m.), Raymond Occhialini and Robert Roshto. Chairman Douglas Brush was absent from the meeting.

Also in attendance were ZWO Stacy Radford and Assistant Planner Meredith Badalucca.

**3. Minutes:**

**a.** Approval of Minutes of the September 19, 2024, Regular Meeting.

**MOTION:** To approve the September 19, 2024, Regular Meeting Minutes. **(Roshto/LeClair).**

**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 9** – 2268-2284 Route 32, (Parcel ID(s): 106-034-000, 106-036-000, 106-035-000), Uncasville, CT Owner: Samuels Montville, LLC Applicant: Honeycomb Real Estate Partners, LLC for regulated activities associated with the development of these parcels for a 57-unit multi-family residential project with parking and stormwater management features. *(Submitted 9/27/2024, Date of Receipt 10/17/2024,, DRD 12/21/2024.)*

**STAFF REPORT**

- This application is for regulated activities associated with the development of three parcels of land located on Route 32 and better known as 2268, 2280, and 2284 Route 32; for the construction of a 57-unit multi-family residential project with paved parking and stormwater management features.
- The Applicant is seeking approval for 432 square feet of temporary and 636 square feet of permanent disturbance to an isolate inland wetland area associated with a stormwater outfall, along with 9,770 square feet of permanent disturbance in the associate upland review area.
- The Applicant states that the wetlands areas within 100 feet and streams with 200 feet of the study area were located and flagged by Environmental Consultant/Soil Scientist Thomas Liddy of Lucas Environmental on July 19, 2024.

- The study area consists of 3 parcels totaling approximately 3.4 acres of land, broken down as follows:
  - 1.43 acres, which makes up the southern half of the study area and now known as 2268 Route 32 (Parcel ID: 106-034-0000)
  - 1.72 acres, which makes up the northern half of the study area and now known as 2284 Route 32, (Parcel ID: 106-035-000)
  - 0.21 acres, which makes up the area between both of the aforementioned parcels and now known as 2280 Route 32 (Parcel ID: 106-036-000)
- The Applicant's Soil Scientist states that the wetlands located on the site are at the bottom of a rocky hillside and were likely formed as a collection of surface outfall flows originating from an upgradient stormwater outfall located on Cedar Lane,, to the North of the proposed parcels.
- The Applicant is proposing 432 square feet of temporary impacts to the wetlands relating to minor regrading to allow for off-site stormwater to enter a proposed drainage pipe; 636 square feet of permanent impacts of the wetlands resulting from the proposed construction of a retaining wall and a paved parking lot; and 9,770 square feet of disturbance in the upland review area for grading and addition drainage and paving associated with the proposed site improvements.
- The Applicant's Soil Scientist states that it is his professional opinion that all of the proposed improvements to this site will correct a long-term drainage issue in this immediate neighborhood.

**STAFF COMMENTS:**

- Town Soil Scientist – The referral for comments was forwarded on October 1, 2024 and comments are still pending.

ZWO Radford read the Staff Report and Staff Comments into the record. The Applicant's Attorney William Sweeney spoke on the three (3) vacant properties deemed for use as an affordable/mixed use multi-family residential project. He was accompanied by Wetlands Soil Scientist Thomas Liddy who reviewed the small, isolated wetland that included his evaluation of its entrance to the site; vegetation in the wooded area; and its temporary and permanent impact on the areas that will be regraded and native shrub planting. No flood plan is limited to this area. Handouts were distributed to the Commission on the same. Civil Engineer Mark Pricer provided details of the site plan layout, i.e. a broad overview of the project that included parking, storm water systems, grading and drainage design combining onsite and offsite water systems. Photos of the these areas were presented to the Commission and an existing watershed plan. The presentation concluded with Attorney Sweeney discussing regulated activities and his opinion that the wetland disturbance does not support a significant impact. The Applicant's Attorney and Soil Scientist answered questions of the Commission concerning water pooling from another area, the length of time for wetlands soils to develop, and if there is a noticeable difference in the wet spring versus conditions now. ZWO Radford noted awaiting the opinion of the Town Soil Scientist of the wetland delineation. The Commission discussed conducting a site walk and scheduling a public hearing for the next Commission meeting.

**MOTION** to schedule a public hearing for **24 IWC 9** for the next scheduled Commission meeting on November 21, 2024, regarding public interest. Discussion: Commissioner LeClair asked whether the wetland area can be seen from the road. Attorney Sweeney remarked that

accommodations can be made with staff to make sure the property is marked. **(Roshto/LeClair).**  
**Vote: 6-0-0) APPROVED.**

**MOTION** to schedule a site walk for Saturday November 9, 2024 at 10:00 a.m. for **24 IWC 9.**  
**(LeClair/S. Berardy). Vote: (6-0-0) APPROVED.**

- 9. Correspondence:** *None*
- 10. Other Business:** *None*
- 11. Executive Session:** *None*
- 12. Adjournment.**

**MOTION:** To adjourn the meeting at 7:02 p.m. **(Roshto/LeClair). Vote: (6-0-0). 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.**