

**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
December 19, 2024**

1. Call To Order:

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

2. Roll Call:

Present: Chairperson Douglas Brush, Vice-Chair Charles O'Bday, Commissioners Sandra Berardy, Joseph Berardy, Jessica LeClair, Raymond Occhialini and Robert Roshto.

ZWO Stacy Radford was also present.

3. Minutes:

a. Approval of Minutes of the November 21, 2024, Regular Meeting.

MOTION: To approve the November 21, 2024, Regular Meeting Minutes. **(Roshto/O'Bday).**

Vote: (7-0-0). **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 11** – 375 Maple Avenue & Route 163, (Parcel ID: 031-015-000 & 031-019-000), Montville, CT Owner/Applicant: 349 Maple Avenue, LLC & Rand-Whitney Realty, LLC for regulated activities associated with the development of a proposed trailer storage facility and access roadway. *(Submitted 12/17/2024, Date of Receipt 12/19/2024, DRD 02/22/2025)*

ZWO Radford reported that this application is for receipt only and that it was delivered to the office on Tuesday, December 17, 2024. The application has been referred to the Town Soil Scientist for his comments and no response has been returned to date. Chairperson Brush noted the size of the encroachment as being large and that no one is present to schedule a site walk. Furthermore, the delay starts the clock for the application process that seems to be more of a tactic since the Applicant is not here and the entire Commission is present. The delay also results in the loss of 30 days which ZWO Radford brought to the Applicant's attention. Lastly, the Chairperson noted that the Commission can reject the application if it feels it does not have enough information. Commissioner LeClair agreed with the Chairperson and noted the potential for significant impact with no one present to answer questions on the same. If at next month's meeting it is decided that there is significant activity given the entirety of one side of the pond and the impact on vegetation, Chairperson Brush remarked that a public hearing would extend the time frame even more

and may restart the clock. ZWO Radford noted the significant impact and will speak to the Owner/Applicants. She also reported on having started her review of the application stating that there were quite a few errors in it as well as the supporting documentation. The ZWO will reach out to the Owner/Applicants for technical review and correction of the documents. She also noted the application is not incomplete, as questioned by Chairperson Brush.

MOTION: To table Application 24 IWC 11 to the January 16, 2025 Commission meeting. (O'Bday/LeClair). **Vote: (7-0-0). APPROVED.**

9. Correspondence: None

10. Other Business: None

11. Adjournment.

MOTION: To adjourn the meeting at 6:06 p.m. (O'Bday/Roshto). **Vote: (7-0-0). 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.