

**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
January 16, 2025**

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 December 16, 2024, Regular Meeting.

MOTION: To approve the December 16, 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:

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)*

Chairperson Brush remarked that the application received last month by the Commission was incomplete and that other documentation has been received.

STAFF TECHNICAL REVIEW COMMENTS (1):

1. Application (dated December 16, 2024):

a. Please add address for Rand-Whitney Realty, LLC.

b. Please add a signature of 2nd Applicant and provide Authorization from Applicant to whomever they authorize to act on their behalf.

2. Cover Letter (dated December 16, 2024):

a. Please correct the parcel described as "Parcel Route 169" to "Parcel Route 163."

b. Provide a copy of Army Corp of Engineers' determination.

3. Wetlands Report letter (dated November 13, 2024):

a. Please clarify if the Town of Montville should be considered an Applicant, and if so add it as such.

b. Please add 349 Maple Avenue, LLC as 1st Applicant.

- c. Please correct the name of 2nd Applicant from “Rand-Whitney Recycling, LLC” to “Rand-Whitney Realty, LLC.”
 - d. Please provide a Wetland’s Report from Joseph R. Theroux, if one was done.
 - e. Please correct, throughout the document, the zoning districts described in letter as “R-45 and Industrial (I)” to “R-40 and Industrial (I).”
4. Stormwater Management Plan (dated December 16, 2024):
- a. Please correct, throughout the document, “Route 169” to “Route 163.”
 - b. Please correct, throughout the document, to reflect the correct property owner of Route 163 (Parcel ID: 031-019-000).
5. Site Plan:
- a. Please correct the property address from “135” to “375” Maple Avenue.
 - b. Please correct/add property owner of Route 163 parcel and/or the Town of Montville.
 - c. Please correct/add Rand Whitney Realty, LLC as an Applicant and/or the Town of Montville.
 - d. Please correct the Title Block on all pages to clarify the position of the Town of Montville and/or list as an Applicant.
 - e. Please add (under Proposed Development section) the number of acres of disturbance the diversion of the existing 30” storm pipe will entail, removing “XX.”

AGENCY COMMENTS:

Town Engineer/Soil Scientist: Pending

STAFF REPORT (2):

This Application is for regulated activities associated with the development of a trailer storage facility located on two parcels of land accessed by Maple Avenue and the former Robertson Road.

- The site is composed of two parcels currently known as 375 Maple Avenue (Parcel ID: 031-015000) and Route 163 (Parcel ID: 031-019-000). 375 Maple Avenue consists of approximately 2.94 acres of undeveloped land located on the southwest side of Oxoboxo Brook. The Route 163 parcel consists of approximately 24.6 acres, mostly comprised of Rockland Pond; a manmade pond formed by the damming of Oxoboxo Brook in the early 1900s. The Rockland Pond Dam (CT00242) is owned and maintained by Rand Whitney Containerboard. The parcel is currently developed with a parking lot, electrical building and trailer storage lot for Rand Whitney.
- The proposed development includes the construction of a paved laydown area sufficient to accommodate 61 storage spaces for trailers and a paved driveway with access from Maple Avenue and former Robertson Road. This proposal also calls for the construction of two stormwater quality basins with sediment forebays within the 50’ upland review area for Rockland Pond and Oxoboxo Brook.
- The property located at 375 Maple Avenue has a 30” stormwater drain pipe, originating from Maple Avenue and running towards Oxoboxo Brook. This drainage pipe belongs to the Town of Montville. Part of the construction project would include the realigning of the existing pipe and creation a new drainage easement in favor of the Town of Montville.
- The proposed development will disturb approximately 4,888 sq ft (0.19 acres) of a man-made wetland and work is proposed within the regulated area and upland review areas.

- The wetlands were delineated by Joseph Theroux on November 27, 2023. Robert Russo and Molly Ahern re-delineated the wetlands in November of 2024.

STAFF TECHNICAL REVIEW COMMENTS:

All Staff's Technical Review comments dated 12/24/2024 have been addressed with the exception of the following:

1. Site Plan:

- Please correct the property address from "135" to "375" Maple Avenue.
- Please add the property owner of Route 163 parcel.
- Please correct the applicant to Rand Whitney Realty, LLC.
- Please correct the Title Block on all pages to reflect the Applicant only.

The following are additional review comments, based on the revised documents submitted on January 14, 2025. The Applicant must address the following:

1. Stormwater Drainage Report:

- Page #1 – please correct the Parcel IDs for each property.
- Page #1 – please correct the acreage of the Route 163 parcel.

2. Cover letter:

- Page #1 – please review and correct the acreage of the Route 163 parcel.
- Page #1 – please review and/or correct the total acres of disturbance.

3. Application:

- Page #2 – please review and/or correct the total acreage of wetlands on site, wetland disturbance area, and upland review disturbance area.
- Page #3 – please have authorized agent for 349 Maple Ave, LLC sign the Application as "Property Owner if other than Applicant".

4. Site Plan:

- Page #4 - please verify and/or correct the acreage of proposed development.
- Page #7 (Erosion & Sedimentation Control Narrative) – please complete the name of the representative who will be responsible for the E&S Controls.

AGENCY COMMENTS:

- Town Engineer (referred on 12/17/2024): Comments received on 1/2/2025 & 1/14/2025 (see attached). All comments have been addressed.
- Town Soil Scientist (referred on 12/17/2024): Comments received on 1/7/2025 & 1/15/2025. Ian Cole, Professional Soil and Wetlands Scientist states in part, "the proposed activity is significant in the fact it will be relocating a man-made watercourse and will result in the permanent filling of a watercourse it likely will not have a major effect or negative impact due to the nature of the subject feature and the inclusion design features which will replace and/or has the opportunity to enhance the existing functions of the watercourse slated to be relocated." (see attached). All comments have been addressed.

ZWO Radford read the staff report into the record and introduced PE Darren Haywood of CLA Engineers, present on behalf of the Applicant. PE Haywood reviewed plans for the proposed storage area for trailers with access by two (2) driveways and planned watershed mitigation. He also responded to questions by the Commission concerning drainage on the lower area; condition and treatment of site vegetation; site and wetland layouts; and sediment/curbs on water sites.

MOTION: To schedule a public hearing for **24 IWC 11** for the next scheduled Commission meeting on February 20, 2025, regarding significant wetland activities. **(Brush/O'Bday). Vote: (7-0-0). APPROVED.**

MOTION: To schedule a site walk for **24 IWC 11** for Saturday, February 15, 2025 at 10:00 a.m. **(O'Bday/LeClair). Vote: (7-0-0). APPROVED.**

8. New Business:

a. Discussion and approval of 2025-2026 Budget.

The Commission reviewed the proposed FY2025-2026 Budget.

MOTION: To approve the Inland Wetlands Commission FY 2025-2026 budget as follows: Secretary Salary -- \$2,000 and Training/Conferences -- \$250. **(Brush/O'Bday). Vote: (7-0-0). APPROVED.**

9. Correspondence: None

10. Other Business: None

11. Adjournment.

MOTION: To adjourn the meeting at 6:40 p.m. **(Occhialini/O'Bday). 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.