

**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  
February 20, 2025**

**1. Call To Order:**

Vice-Chair O'Bday called the meeting to order at 6:05 p.m.

**2. Roll Call:**

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

ZWO Stacy Radford was also present.

**3. Minutes:**

**a.** Approval of Minutes of the January 16, 2025 Regular Meeting.

**MOTION:** To approve the January 16, 2025 Regular Meeting Minutes. **(LeClair/Roshto). 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:** None

**8. New Business:**

**a. 25 IWC 1** – 167 Meetinghouse Lane, (Parcel ID: 046-050-00B) Oakdale, CT; Owner/Applicant Robert A. & Judith Tringe; for review/report to the Montville Planning & Zoning Commission for a proposed 2-lot resubdivision—no regulated activities. *(Submitted 2/11/2025, Date of Receipt 2/20/2025, DRD 04/26/2025)*

**STAFF COMMENTS:**

The site consists of approximately 18.74 (+/-) acres located in the R-80 zoning district with about 1162 feet of frontage on Meetinghouse Lane. This site contains approximately 0.12 acres of wetlands and is currently developed with a single-family residence.

The applicant proposes to divide the current lot to create (2) additional lots, each for a single-family residence with on-site well and septic. Each lot will be accessed by private driveways off of Meetinghouse Lane. The proposed lots are more particularly described as "Proposed Lots 050-0B3 and 050-0B4" on the plan submitted with this Application. Lot 050-0B3 will contain 2.41 acres. Lot 050-0B4 will contain 2.15 acres and is encumbered by a small, linear wetland system, delineated by Mark H. Sullivan in 2017. The wetland system on the property is primarily to the West of the proposed single-family residence.

There is no regulated upland or wetlands activity proposed as part of this 2-lot re-subdivision.

The property to be resubdivided is shown on a plan entitled "Resubdivision Plan prepared for Robert A. Tringe and Judith M. Tringe #167 Meetinghouse Lane, Montville, Connecticut Boundary & Lot Layout, dated October 2, 2024, by Advanced Surveys, LLC."

On February 14, 2025, myself and Assistant Planner, Meredith Badalucca conducted a site walk of the proposed new lots and a copy of the Inspection Report is attached to this Staff Report.

All applicable Town Departments will be providing comments to the Planning and Zoning Commission in regard to this re-subdivision Application, which the Commission will set the public hearing for at their February 25, 2025 meeting.

ZWO Radford read the Staff Report into the record. Owner/Applicant Attorney William McCoy of 735 Norwich-New London Turnpike, Uncasville, CT remarked that the Commission previously approved a 2-lot subdivision and noted the location of wetlands that would not be impacted. All work to be done will be outside of the wetlands and both lots have existing homes. Attorney McCoy answered a question of the Commission concerning when the last delineation occurred. Vice-Chair O'Bday asked about the location of the wetlands for Lot 050-0B4; Commissioner LeClair noted the map identified the location as Lot 050-0B3 which ZWO Radford verified as correct and that per the topography rain/water drainage would flow away from the property.

**MOTION:** To approve the 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 22a45d (Wetlands and Watercourses), I move that the Commission forward a favorable recommendation/report to the Montville Planning and Zoning Commission for Application #25 1WC 1, submitted by Owner/Applicant: Robert A. and Judith Tringe for a 2lot resubdivision of 167 Meetinghouse Lane (Parcel ID: 046050-00B), Oakdale, CT, as more fully described in the Application and supporting documents dated February 11, 2025 and a plan entitled, "Resubdivision Plan prepared for Robert A. Tringe and Judith M. Tringe #167 Meetinghouse Lane, Montville, Connecticut Boundary & Lot Layout, dated October 2, 2024, by Advanced Surveys, LLC." (Roshto/LeClair). **Vote: (4-0-0). APPROVED.**

9. **Correspondence:** None

10. **Other Business:** None

11. **Adjournment.**

**MOTION:** To adjourn the meeting at 6:18 p.m. (Roshto/LeClair). **Vote: (4-0-0). 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.**