

MEMORANDUM FOR THE RECORD
SHOW CAUSE HEARING – THURSDAY, April 17, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Property Owners: Jeffrey Phillips & Jennifer Michaels
Address: Noble Hill Road (Parcel ID: 061-002-000)
Meeting Date: April 17, 2025
Regarding: Cease & Correct order for unpermitted activities within the wetlands and 50' upland review area

UPDATED SUMMARY OF EVENTS:

- At the last meeting of March 20, 2025, this Commission voted to UPHOLD the Notice of Violation; continue the Show Cause Hearing to its next scheduled meeting; and keep this item on the Agenda for future Meetings, until such time as the violation has been rectified.
- On April 5, 2025 Chairman Brush, Bob Russo (Town of Montville Soil Scientist) and myself participated in a site walk of the property. Jeffrey Phillips (the property owner) and Jim Sipperly (Mr. Phillips' Soil Scientist) were also present.
- On April 14, 2025 I received a call from Mr. Phillips who confirmed that he has retained the services of both a Soil Scientist (Jim Sipperly) and a Professional Engineer (Mark Reynolds). Mr. Sipperly had undergone a procedure which has rendered it impossible for him to complete the additional delineations for the Wetlands Report and the Remediation Plan. Mr. Phillips requested a continuance until our next regularly schedule meeting on May 15, 2025.

STAFF RECOMMENDATIONS:

- The Commission continue the Show Cause Hearing to the next regularly scheduled meeting on May 15, 2025, providing additional time for the property owners' Soil Scientist to prepare and present a Report and Remediation Plan.

If the Commission is inclined to continue the Show Cause Hearing, the following language for a motion is suggested:

M O T I O N #1 (A Motion to Continue the Show Cause Hearing

I make a Motion to continue the Show Cause Hearing for the vacant lot located at Noble Hill Road (Parcel ID: 061-002-000), until the next scheduled meeting on May 15, 2025.