

**Town of Montville**  
**Inland Wetlands Commission**  
**310 Norwich-New London Tpke.**  
**Uncasville, CT 06382 (860) 848-6779**  
**Town Hall – Town Council Chambers**

**Regular Meeting Agenda**

**May 15, 2025 - 6:00 PM**

- 1. Call to Order.**
- 2. Roll call.**
- 3. Minutes:**
  - a. Approval of minutes of the April 17, 2025 Regular Meeting.
- 4. Public Hearing/Application:**
  - a. **Public Hearing: 25 IWC 7** – Silver Falls Road (Parcel ID: 001-007-00A) Oakdale, CT; Owner/Applicant: Daniela Gjergjaj; for regulated activities associated with a 4-lot resubdivision. *(Submitted 4/10/2025, Date of Receipt 4/17/2025, Public Hearing scheduled for 5/15/2025. PH must close by 6/19/2025)*
  - b. **Discussion & Decision: 25 IWC 7** – Silver Falls Road (Parcel ID: 001-007-00A) Oakdale, CT; Owner/Applicant: Daniela Gjergjaj; for regulated activities associated with a 4-lot resubdivision. *(DRD 65 days from close of public hearing)*
- 5. Show Cause Hearing: None**
- 6. Remarks from the public not relating to items on the agenda.**
- 7. Old Business:**
  - a. **Noble Hill Road** (Parcel ID: 061-002-000) Oakdale, CT – Owner: Jeffrey Phillips and Jennifer Michaels – update ongoing enforcement action – Cease & Correct Order – Unpermitted activities within the wetland and 50’ upland review areas *(Tabled from 3/20/2025 meeting)*
  - b. **25 IWC 5** – 38 Laurel Point Drive (Parcel ID: 105-007-000) Oakdale, CT; Owner/Applicant: 38 Laurel Point Drive Owner LLC; for regulated activities associated with the construction of a single family residence and appurtenant facilities within the URA. *(Submitted 4/8/2025, Date of Receipt 4/17/2025, DRD 6/21/2025)*
  - c. **25 IWC 6** – Bridge Street (between #30 & #31) Uncasville, CT; Owner/Applicant: Town of Montville; for regulated activities associated with the removal of the existing deteriorated bridge deck and beams, and the installation of a new precast concrete bridge panels and pavement surface, in the wetlands and URA. *(Submitted 4/9/2025, Date of Receipt 4/17/2025, DRD 6/21/2025)*
- 8. New Business:**
  - a. **25 IWC 9** – Route 163 (Parcel ID: 038-024-000) Oakdale, CT; Owner: Blank Wall Solutions LLC, Applicant: Downtown Oakdale LLC & David Yoselevsky; for an As of right determination for activities within the wetlands and the upland review area in conjunction with the continued historical use of the property, including the mowing of grass and intermittent storage of stone, woodchips, and firewood. *(Submitted 4/5/2025, Date of Receipt 5/15/2025, DRD 7/19/2025)*
  - b. **25 IWC 10** – 257 Chesterfield Road (Parcel ID: 029-066-000) Oakdale, CT; Owner: Zachary Cash, Applicant: Michael Desautels; for review/report to the Montville Planning & Zoning Commission for a proposed 4-lot re-subdivision – no regulated activities. *(Submitted 5/8/2025, Date of Receipt 5/15/2025, DRD 7/19/2025)*

9.      **Correspondence:** None
10.     **Other Business:** Discussion of language for a Motion for approval of As of Right Determinations
11.     **Executive Session:** None
12.     **Adjournment.**

**Note: No new business will be discussed after 11:00 p.m. and all Commission business will cease at 11:30 p.m.  
Any unfinished business will be continued to the next meeting.**