

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 7
REGULAR MEETING – THURSDAY, JUNE 12, 2025
Prepared by Stacy Radford, Zoning & Wetlands Officer

Owner/Applicant: Daniela Gjergjaj
Address: Silver Falls Road, (001-007-00A), Oakdale
Date of Receipt: April 9, 2025
Date Received by IWC: April 17, 2025 (DRD – June 21, 2025)

Applicant Request: Regulated activities within the wetlands and upland review area in conjunction with a 4-lot subdivision with the construction of a shared driveway and necessary grading.

Activity Description:

Wetland Disturbance Area	4,590 sq ft
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	32,155 sq ft
Deposition of Material	110 cubic yards
Removal of Material	20 cubic yards

STAFF TECHNICAL REVIEW COMMENTS:

1. Project Narrative is required and should include:
 - a. Please explain exactly what is being proposed in the wetlands and within the upland review area.
 - b. Please explain the exact location of the proposed 15” culvert. Are there one, two or three culverts; or is one a gate?
 - c. Please explain the exact location of the proposed 70’ x 45’ basin.
 - d. Please explain the proposed wetlands disturbance shown on Plan of 1,970 sq ft. What exactly is included in this disturbance?
 - e. Please explain the proposed wetlands disturbance shown on Plan of 2,460 sq ft. What exactly is included in this disturbance?
 - f. Please explain the proposed wetlands disturbance shown on Plan of 160 sq ft. What exactly is included in this disturbance?
2. Soil Scientist Report / Narrative:
 - a. Please correct the Zoning District from R-60 to R-80.
 - b. Please correct the road from “Sliver Spring Rd” to Silver Falls Road.
3. Site Plan:
 - a. Sheet 3 – Site Plan Lots 1 & 2
 - i. Please remove the grading shown on Plan within the Town of Waterford.

STAFF COMMENTS IN REVIEW:

- This Application is for regulated activities within the wetlands and upland review area in conjunction with a 4-lot resubdivision with the construction of a shared

driveway and necessary grading, septic systems, wells, rain gardens and a stormwater treatment basin.

- The Applicant is also proposing a “future emergency access” roadway with an Easement in favor of Golden Trails LLC to access their property in the Town of Waterford.
- The property is located on 19.51 acres in the R-80 zoning district with approximately 259.85 feet of frontage onto Silver Falls Road. The property abuts the Town of Waterford and is currently undeveloped.
- The Applicant is proposing approximately 4,590 square feet of disturbance within the wetlands to construct and grade a common driveway, construct a 15” culvert beneath the driveway to promote connectivity in the wetland on both sides of the driveway, construct a 70’ x 45’ stormwater quality basin within the URA to manage runoff from the driveway, and the implementation of E&S controls in and around the project area including the installation of silt fence, grassed swale, an anti-tracking pad, and hay bale barrier.
- The Applicant is proposing to conduct the above work utilizing the typical excavators, loaders, rollers, and dump trucks.
- All of my previous Technical Review Comments have been addressed.

AGENCY COMMENTS:

- Town of Waterford – Application was referred on April 11, 2025. Comments were received on April 25, 2025 and forwarded to the Applicant. A copy of the comments are attached to this Staff Report and listed as Exhibit 6 on the Exhibit List of this Public Hearing file.
- Town Soil Scientist – The referral for comments was forwarded on April 11, 2025. Comments were received on May 6, 2025 and forwarded to the Applicant. A copy of the comments are attached to this Staff Report and listed as Exhibit 9 on the Exhibit List of this Public Hearing file. On May 8, 2025 the Applicant responded to the May 6, 2025 comments of the Town Soil Scientist and this response was forwarded to the Town Soil Scientist for further comments. On May 24, 2025 the Town Soil Scientist had a couple of additional comments and the Applicant responded to those comments on June 5, 2025. Final comments were received on June 9, 2025 indicating that all comments had been addressed (a copy is attached).

NEW STAFF COMMENTS:

- On May 24, 2025 the Town Soil Scientist had a couple of additional comments and the Applicant responded to those comments on June 5, 2025, and submitted a revised Plan.
- Final comments from the Town Soil Scientist were received on June 9, 2025 indicating that all comments had been addressed (a copy is attached).

- A site walk was conducted on Friday, June 6, 2025 at 6 p.m. Commissioner Occhialini was in attendance on behalf of the IWC and Robert Russo was in attendance on behalf of the Applicant.

CONSIDERATION FOR ACTION:

If the Commission is inclined to approve the request of the Application for a permit for proposed activity, the following language for a Motion of Approval is suggested:

MOTION – (to Approve)

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 25 IWC 7 – Silver Falls Road (Parcel ID: 001-007-00A), Oakdale, CT – Applicant/Owner: Daniela Giergjaj for regulated activities within wetlands and upland review areas associated with a 4-lot resubdivision, per the Application and associated documents dated March 27, 2025 and Plan titled “Residential Resubdivision Map 001- Block 007- Lot 00A, Silver Falls Road, Town of Montville, Connecticut 06370, prepared for Daniela Gjergjaj dated April 10, 2025 Revised June 5, 2025”. Standard reasons for approval and standard conditions of approval apply.

If the Commission chooses to deny said Application, reasons for denial must be stated.

From: [Stacy Radford](#)
To: [Stacy Radford](#)
Subject: Silver Falls Road, Oakdale
Date: Monday, June 9, 2025 3:49:55 PM

From: Ian Cole <itcole@gmail.com>
Sent: Monday, June 9, 2025 3:48 PM
To: Stacy Radford <sradford@montville-ct.org>
Cc: John Faulise <jfaulise@boundariesllc.net>
Subject: Re: Silver Falls Road, Oakdale

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Good Afternoon Stacy,

I have completed a review of CLA's response with respect to the offered wetland mitigation and permitting impacts for the additional emergency access into Montville. Acknowledging there is no anticipated loss in wetland function due to the proposed activities, it is my professional opinion CLA has adequately addressed impacts by providing assurances of the plantings survivability for 2 years following installation for the 37 shrubs, which have also been increased in size to 3-4 tall shrubs which will provide better vigor and increase survivability.

The applicant also acknowledges for the record the project will not be segmented or phased regardless of municipal boundaries. I have no further comments at this time but would be happy to address any concerns or questions the Commission may have. Thanks for following up.

Best regards,

Ian Cole, PWS/ SOIL SCIENTIST