

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 12**  
**REGULAR MEETING – THURSDAY, JUNE 12, 2025**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Owners:** Thomas McCarthy & Joseph and Robert Zizik  
**Applicant:** Town of Montville (Public Works)  
**Address:** 62 & 66 Beechwood Road, Oakdale, CT  
**Date of Receipt:** June 5, 2025  
**Date Received by IWC:** June 12, 2025 (*DRD – August 16, 2025*)

**Applicant Request:** Regulated activities to restore and reinforce a section of an unnamed stream and drainage channel located at #62 and #66 Beechwood Road in Montville.

**Activity Description:**

|   |                                    |
|---|------------------------------------|
| <b>Wetland Disturbance Area</b>               | <b>3,460 sq ft (per Applicant)</b> |
| <b>Watercourse/Waterbody Disturbance Area</b> | <b>140 LF (per Applicant)</b>      |
| <b>Upland Review Disturbance Area</b>         | <b>7,043 sq ft (per Applicant)</b> |

**STAFF TECHNICAL REVIEW COMMENTS:**

- Please provide copies of the temporary easement documents for construction, with legal description, for review and approval by the Town Attorney.
- Please provide copies of the permanent easement documents for rights to drain, with legal description, for review and approval by the Town Attorney.

**STAFF COMMENTS:**

- This Application is for regulated activities to restore and reinforce a section of an unnamed stream and drainage channel located at #62 and #66 Beechwood Road in Montville.
- The site is comprised of a .39 acre parcel known at 62 Beechwood Road and a 0.44 acre parcel known as 66 Beechwood Road; which are located on the southeast side of Beechwood Road in Oakdale. Both parcels are developed for single family residential use.
- The inland wetland boundary was delineated by Robert Russo, Certified Soil Scientist between 2023 and September 9, 2024.
- The Applicant states that there is an unnamed stream which flows westward across the sites and later joins Bogue Brook, which is part of the Niantic River System. The stream receives stormwater runoff from the upgradient neighborhood and is therefore subject to highly variable water flows and velocities.
- The stream crosses Beechwood Road via a 36” reinforced concrete pipe before discharging into a natural, gravel, stone and wooded channel located on #62 Beechwood Road. Insufficient erosion protection at the point of discharge and of immediate downstream areas have caused, and continue to cause, significant erosion of the downstream channel and is encroaching towards the residence of #62 Beechwood Road.
- The concrete pipe is showing signs of structural fatigue and the downstream opening is cracked, as is the concrete block headwall built around the opening.
- The project proposes to introduce measures that will restore and protect the channel embankments from further erosion and add additional lawn space to the residence of #62 and #66 Beechwood Road.

- The Applicant proposes to install a new drainage pipe further into the wetland to reduce erosion impacts on neighboring properties, install a pre-formed, rip rap plunge pool, and construct a low flow natural channel using native rocks and boulders.
- The proposed activities will result in a disturbance of 3,460 sq ft, of which 670 sq ft is permanent fill.
- All proposed work will be completed with excavators, bulldozers, and dump trucks.
- The Application fee is waived in accordance with Inland Wetland and Watercourses Regulations Section 20.3 "Municipal Applications".

**STAFF RECOMMENDATION:**

Staff recommends the IWC receive and review Application 25 IWC 12, set a date for a site walk (if desired), determine if the activities presented in this Application are “significant” and table the application to the July 17, 2025 meeting.

\*\*If the Commission feels that the activities presented in this Application are significant, a Motion to schedule a Public Hearing will need to be made.

If the Commission would like to schedule a site walk, a Motion is set forth below:

**MOTION “A” (to set a site walk and continue to the next meeting)**

I make a Motion to set a Site Walk for Application 25 IWC 12 – 62 Beechwood Road (Parcel ID: 081-050-000) and 66 Beechwood Road (Parcel ID: 081-051-000) Oakdale, CT – Owners: Thomas McCarthy and Joseph M. & Roberta Zizik, Applicant: Town of Montville, for regulated activities to restore and reinforce a section of an unnamed stream and drainage channel located at #62 and #66 Beechwood Road, on \_\_\_\_\_ at \_\_\_\_\_ a.m / p.m. and to continue this Application until the next regularly scheduled meeting of July 17, 2025.

If the Commission does **NOT** want to schedule a site walk, a Motion is set forth below:

**MOTION “B” (to continue to the next meeting)**

I make a Motion to continue Application 25 IWC 12 – 62 Beechwood Road (Parcel ID: 081-050-000) and 66 Beechwood Road (Parcel ID: 081-051-000) Oakdale, CT – Owners: Thomas McCarthy and Joseph M. & Roberta Zizik, Applicant: Town of Montville, for regulated activities to restore and reinforce a section of an unnamed stream and drainage channel located at #62 and #66 Beechwood Road until the next regularly scheduled meeting of July 17, 2025.