

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

July 17, 2025 - 6:00 PM

- 1. Call to Order.**
- 2. Roll call.**
- 3. Minutes:**
 - a. Approval of minutes of the June 12, 2025 Regular Meeting.
- 4. Public Hearing/Application:**
 - a. **Public Hearing: 25 IWC 11** – 375 Maple Avenue & Route 163 (Parcel IDs: 031-015-000 & 031-019-000) Uncasville, CT; Owner/Applicant: Rand-Whitney Realty, LLC; for regulated activities in conjunction with the development of a proposed trailer storage facility and the elimination of an intermittent watercourse created by stormwater discharge. *(Submitted 6/4/2025, Date of Receipt 6/12/2025, Public Hearing scheduled for 7/17/2025. PH must close by 8/21/2025)*
 - b. **Discussion & Decision: 25 IWC 11** - 375 Maple Avenue & Route 163 (Parcel IDs: 031-015-000 & 031-019-000) Uncasville, CT; Owner/Applicant: Rand-Whitney Realty, LLC; for regulated activities in conjunction with the development of a proposed trailer storage facility and the elimination of an intermittent watercourse created by stormwater discharge. *(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 5/15/2025 meeting)*
 - b. **25 IWC 12** – 62 & 66 Beechwood Road (Parcel ID: 081-050-000 & 081-051-000), Oakdale, CT; Owners: Thomas McCarthy & Joseph and Roberta Zizik, Applicant: Town of Montville; for regulated activities to restore a culvert and channel between the respective properties. *(Submitted 6/5/2025, Date of Receipt 6/12/2025, DRD 8/16/2025)*
- 8. New Business:**
 - a. **25 IWC 13** – 1039 Route 163 (Parcel ID: 046-016-000) Oakdale, CT; Applicant: Chris Casadei of M. LaPrise Logging, Owner: Madison Holdmeyer; for an As of Right Determination for a Timber Harvest. *(Submitted 6/16/2025, Date of Receipt 7/17/2025, DRD 9/20/2025)*
 - b. **25 IWC 14** – Noble Hill Road (Parcel ID: 061-002-000) Oakdale, CT; Owners/Applicants: Jeffrey Phillips and Jennifer Michaels; for an after-the-fact permit for excavation and removal of earth products within regulated areas and a Remediation Plan. *(Submitted 7/8/2025, Date of Receipt 7/17/2025, DRD 9/20/2025)*
 - c. **25 IWC 15** – 47 Sharp Hill Road (Parcel ID: 023-063-000), Uncasville, CT; Applicant: Mt. Kineo Builders, LLC, Owner: R&N Holding Co, LLC; for a 23-Lot resubdivision with regulated activities. *(Submitted 7/11/2025, Date of Receipt 7/17/2025, DRD 9/20/2025)*
 - d. **25 IWC 16** – Glen Road (Parcel ID: 055-052-00A), Uncasville, CT; Applicant/Owner: Ebadath Chowdhury; for construction of a single family residence within regulated areas. *(Submitted 7/11/2025, Date of Receipt 7/17/2025, DRD 9/20/2025)*

9. **Correspondence:**
 - a. A draft copy of a CT DEEP Aquatic Pesticide Permit for the pond at 735 Fire Street, Oakdale from Innovative Mosquito Management, Inc. of Madison, CT. This Permit is for invasive plant management.
10. **Other Business:** None
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.**