

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 14
REGULAR MEETING – THURSDAY, JULY 17, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Owners/Applicants: Jeffrey Phillips & Jennifer Michaels
Address: Noble Hill Road, (Parcel ID: 061-002-000), Oakdale, CT
Date of Receipt: July 8, 2025
Date Received by IWC: July 17, 2025 (*DRD – September 20, 2025*)

Applicant Request: An after-the-fact permit for excavation and removal of earth products within regulated areas and the acceptance of a Remediation Plan.

Activity Description:

Wetland Disturbance Area	1,051 sq ft (per Applicant)
Watercourse/Waterbody Disturbance Area	N/A (per Applicant)
Upland Review Disturbance Area	4,893 sq ft (per Applicant)

STAFF COMMENTS:

- This Application is for an after-the-fact permit for excavation and removal of earth products within regulated areas and the acceptance of a Remediation Plan.
- This property has been the subject of an ongoing wetlands violation since March 20, 2025 and this Application is being presented to this Commission to correct this violation.
- The property is located on 62.21 acres in the R-120 zoning district. The property is currently undeveloped. The wetlands on this property have been delineated by James Sipperly, Certified Soil Scientist on May 9, 2025.
- Commencing at some point during 2019, the property owner excavated and removed earth product from this property within regulated areas and specifically, within the upland review area. No permits for this activity had been obtained.
- The Applicant is seeking an after-the-fact permit for the previous excavation and is proposing a remediation plan.
- The Applicant is proposing to bring suitable material into the property to fill in the excavated areas, grade the area with topsoil and seed it with an appropriate mix of seed to control and prevent erosion both in the upland review area and toward the protected wetland habitat.
- The Applicant does not intend on removing the watercourse crossing or the 15” HDPE pipe however, through the suggestion of James Sipperly, Certified Soil Scientist, small diameter rip rap will be added to form a small plunge pool at the outlet of this 15” pipe.
- The Applicant proposes to remove the temporary structure that is currently being used to store (2) boats.
- The Applicant proposes to conduct all work within the 2025 growing season with monitoring being conducted by James Sipperly, Certified Soil Scientist, for (3) growing seasons thereafter to ensure viability for survival.
- The Applicant agrees to have all E&S controls installed prior to the commencement of work, properly maintained during construction and remain in place until all disturbed areas have been properly stabilized; this will include any stockpiled material proposed to be

utilized during the remediation process. All E&S controls will be inspected at least once a week, and within 24 hours of the end of a storm event with a rainfall of ½” or greater.

STAFF RECOMMENDATION:

Staff recommends the IWC receive and review Application 25 IWC 14, set a date for a site walk (if desired), and table the application to the August 21, 2025 meeting.

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 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, on _____ at _____ a.m / p.m. and to continue this Application until the next regularly scheduled meeting of August 21, 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 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, until the next regularly scheduled meeting of August 21, 2025.