

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 12**  
**REGULAR MEETING – THURSDAY, JULY 17, 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 IN REVIEW:**

- 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".

**NEW STAFF COMMENTS:**

- The technical review comments previously mentioned in the June 12, 2025 Staff Report have been addressed and the documents have been provided to the Town Attorney for final preparation of the temporary easement documents for construction and permanent easement documents for rights to drain.

**CONSIDERATIONS FOR ACTION:**

If the Commission is inclined to approve the request of the Applicant for a permit for proposed activity, the following language for a motion of approval is suggested:

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 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, per the application and associated documents dated June 11, 2025 and Plan titled: “Town of Montville 62 Beechwood Road Drainage Improvements, prepared by CLA Engineers, Inc., dated January 2024”; with the following condition:

1. The temporary easements for construction and permanent easements for rights to drain will need to be executed by both property owners and recorded on the Land Records, prior to the commencement of any construction.

Standard reasons for approval and standard conditions of approval apply.