

**STAFF REPORT**  
**APPLICATION# 25 IWC 13**  
**REGULAR MEETING – THURSDAY, JULY 17, 2025**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Applicant:** Chris Casadei  
**Property Owner:** Madison Holdmeyer  
**Address:** 1039 Route 163 (Parcel ID: 046-016-000), Oakdale, CT  
**Date Submitted:** June 16, 2025  
**Date Received by IWC:** July 17, 2025 (*Decision Required Date – September 20, 2025*)

**Applicant Request:** As of Right Determination for Timber Harvest

**Activity Description:**

<b>Wetland located on the property</b>	<b>3.43 Acres, per Applicant</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>24 LF, per Applicant</b>
<b>Upland Review Disturbance Area</b>	<b>0 SF, per Applicant</b>

**STAFF COMMENTS:**

- This Application is for an As of Right Determination for a Timber Harvest in accordance with Montville Inland Wetlands and Watercourses Regulations Section 4.1.a and C.G.S. Section 22a-40.
- Under the Inland Wetlands and Watercourses Act C.G.S. Section 22a-40 and Montville Inland Wetlands and Watercourses Regulations (“Regulations”) Section 4.1.a, farming is a “Permitted operation and use”. Forestry is defined as farming or agriculture under C.G.S. 1-1q.
- This property is located in the WRP-160 zone on about 43.87 acres, contains regulated wetlands & watercourses and is developed with an existing single-family residence and barns.
- The Applicant states the proposed operation is to “remove undesirable growing stock from the stand where feasible and establish conditions favorable to natural regeneration”. The Applicant further states that the treatment will be an “irregular Shelterwood harvest” and “there will be no trees harvested from within the wetland areas”.
- Additionally, the Applicant states that “there are two intermittent drainage crossings associated with this operation along the existing main skid trail. The crossings will be stabilized with portable timber mats and/or corduroy during the operation and removed upon completion. All Best Management Practices regarding Timber Harvesting as adopted by the CTDEEP shall be strictly adhered to.”
- The amount of forest products to be harvested is 24 acres, 94,000 board feet, 120 cords and trees to be harvested have been marked with blue paint.
- An estimated start date of the timber harvesting operation is September 1, 2025 and duration should be approximately one month of good working weather.

- The site will be accessed from the existing driveway off of Route 163, as marked on the attached map entitled, “Timber Harvest Map Property of M. Holdmeyer, prepared by Chris Casadei and dated June 2025.” The main skid trail is an existing woods road created from Forestry and Agriculture practices of years past.
- There is no proposed relocation of watercourses with continual flow or filling or reclamation of wetlands or watercourses with continual flow associated with the proposed timber harvest and, therefore, staff recommends approval of this proposed Application as an “As of Right” activity.

**CONSIDERATIONS FOR ACTION:**

If the Commission is inclined to approve this application, the following language for a motion of approval is suggested:

**MOTION #1 (A Motion to Approve)**

After giving due consideration to all relevant factors, including those in Section 4 of the Montville Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move that Application# **23 IWC 13**, submitted by Chris Casadei behalf of property owner, Madison Holdmeyer for a Timber Harvest and more fully described in the Application, dated June 16, 2025 and Notification of Timber Harvest dated June 16, 2025 with associated Timber Harvest Map is a Permitted Use As of Right and, therefore, no permit is required.