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
August 21, 2025 - 6:00 PM

1. **Call to Order.**

2. **Roll call.**

3. **Minutes:**
   a. Approval of minutes of the July 17, 2025 Regular Meeting.

4. **Public Hearing/Application:** None

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 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: 055-051-00A), Uncasville, CT: Applicant/Owner: Ebadath Chowdhoury; for construction of a single family residence within regulated areas. *(Submitted 7/11/2025, Date of Receipt 7/17/2025, DRD 9/20/2025)*

8. **New Business:**
   a. **25 IWC 17** – 158 Fitch Hill Road (Parcel ID: 055-037-000) Uncasville, CT; Applicant: Estate of Helen Z. Romano and Eric O. & Tiffany G. Walls; Owner: Estate of Helen G. Romano; for review/report to the Montville Planning & Zoning Commission for a proposed 3-lot subdivision – no regulated activities. *(Submitted 7/25/2025, Date of Receipt 8/21/2025, DRD 10/25/2025)*
   b. **25 IWC 18** – 71 Moxley Road (Parcel ID: 017-012-000) Uncasville, CT; Owner/Applicant: Walter Wainwright Jr.; for a 2-Lot subdivision; with no regulated activity (*Submitted 7/30/25, Date of Receipt 8/21/25, DRD 10/25/25)*
   c. **25 IWC 19** – 179 Gallivan Lane (Parcel ID: 048-016-000) Uncasville, CT; Owner/Applicant: Fluid Line Products, LLC; for a modification to a previously approved site development plan to include a proposed new industrial building with regulated activity; (*Submitted 8/12/25, Date of Receipt 8/21/25, DRD 10/25/25)*
   d. **25 IWC 20** – 7 Fielding Drive (Parcel ID: 087-016-000) Uncasville, CT; Owner/Applicant: Glenn B. Johnson; for regulated activities within the URA in conjunction with the installation of a swim spa; (*Submitted 8/14/25, Date of Receipt 8/21/25, DRD 10/25/25)*

9. **Correspondence:**
   a. Invitation received by Avalonia for Grand Opening of 160 acre Glemboski-Ous Preserve scheduled for August 9, 2025. This invitation as emailed to all Commission members.

10. Other Business:

a. 69 Fitch Hill Road – previous approval for temporary disturbance in the upland review area for the installation of forebay and water quality basins.

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.