

**“REVISED” MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 14**  
**REGULAR MEETING – THURSDAY, AUGUST 21, 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:**

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

**STAFF COMMENTS IN REVIEW:**

- 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.

**AGENCY COMMENTS:**

- Town Soil Scientist – The referral for comments was forwarded on July 10, 2025 and July 29, 2025. Comments were received on July 29, 2025, a copy of which are attached hereto.

**NEW STAFF COMMENTS:**

- The only Town Soil Scientist comment that remains outstanding is that the Applicant’s Engineer provide a Bond Estimate for review and approval, prior to the commencement of any work. The Bond Estimate was received by Staff and forwarded to the Town Soil Scientist for review and approval.

**STAFF RECOMMENDATION:**

Staff recommends the IWC table the application to the September 18, 2025 meeting, pending the review and approval of the Bond Estimate by the Town Soil Scientist.

If the Commission is inclined, the following language for a motion to continue is suggested:

**MOTION “A” (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 September 18, 2025.

RECEIVED

# CLA Engineers, Inc.

Civil • Structural • Survey

JUL 29 2025

BY: JS ILW 14

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

July 29, 2025

Stacy Radford, WEO  
Town of Montville  
310 Norwich-New London Tpke., Uncasville, CT 06382  
Via Email: [sradford@montville-ct.org](mailto:sradford@montville-ct.org)

RE: Wetland Restoration Review  
Noble Hill Rd  
CLA-7873J

Dear Stacy:

CLA Engineers, Inc. (CLA) has received the materials for the above referenced project located on Noble Hill Rd:

1. A completed application from Jeffrey Phillips and Jennifer Michaels of 193 Nobel Hill Rd. A one-page narrative accompanies this application
2. A plan set prepared by Rob Hellstrom L.S. and Mark Reynolds P.E. revised to 6/25/25.
3. Wetland letters dated May 13, 2025, and June 6, 2025, from James Sipperly C.S.S.
- 4.

CLA notes the following:

1. CLA believes that the plans show appropriate remediation for the site and with the accompanying letters, address the commission's concerns for the site. The plans provide sufficient detail appropriate E&S, a planting narrative, and an inspection and reporting schedule.
2. If not already submitted, the engineer should provide a bond estimate.

Thank you for the opportunity to provide this review. Please feel free to call me at our office or email [brusso@claengineers.com](mailto:brusso@claengineers.com) with any questions.

Very truly yours,  
CLA Engineers, Inc.

*Robert C Russo*

Robert C. Russo  
CSS