

MEMORANDUM FOR THE RECORD
SHOW CAUSE HEARING – THURSDAY, OCTOBER 16, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Property Owners: Jeffrey Phillips & Jennifer Michaels
Address: Noble Hill Road (Parcel ID: 061-002-000)
Meeting Date: August 21, 2025
Regarding: Cease & Correct order for unpermitted activities within the wetlands and 50' upland review area

UPDATED SUMMARY OF EVENTS:

- On September 23, 2025 I received a call from Mr. Phillips who advised me that the boat structure has been removed, top soil had been added to the area shown on the mitigation plan, rip-rap had been added to the scouring hole in the area of the wetland crossing/culvert, and he was in the process of spreading the wetland seed mix and haying the disturbed areas.
- On September 24, 2025 I met with Mr. Phillips on his property to conduct a follow up inspection (see Inspection Report dated 9/24/2025 attached).
- Mr. Phillips in working diligently to get his Application submitted to the Planning & Zoning Commission for their October 28, 2025 meeting.

STAFF RECOMMENDATIONS:

- The Commission continue this matter to the next regularly scheduled meeting on November 20, 2025 and continue to do so until this matter has been resolved to the satisfaction of this Commission.

If the Commission is inclined to move forward with Staff's recommendations, the following language for a motion is suggested:

MOTION #1 (A Motion to Continue)

I make a Motion to continue this matter to the next regularly scheduled meeting on November 20, 2025 and continue to do so until this matter has been resolved to the satisfaction of this Commission.

Town of Montville Inspection Report

Date: 9/24/2025 Inspection Type: Wetlands Complaint

MS4/ Erosion and Sediment Control Inspection Yes No

Location: Noble Hill Road Map/Lot/Block: 061-002-000

Parties Present Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Stacy Radford
Jeff Phillips

[Click here to enter text.](#)

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CZC Approved Yes No

Comments/Observations

Did follow up inspection after discussion with the property owner that certain parts of the IWC Permit have been implemented. Property owner had questions about additional work which he would like to get started with however PZC approval is required prior to any additional work being completed.

Noted the delivery of fill, pursuant to the previous agreement of Meredith Badalucca, Assistant Planner and myself for use in correcting the Zoning violation, once approval has been obtained by the Commission.

Town of Montville Inspection Report



Town of Montville Inspection Report



Town of Montville Inspection Report



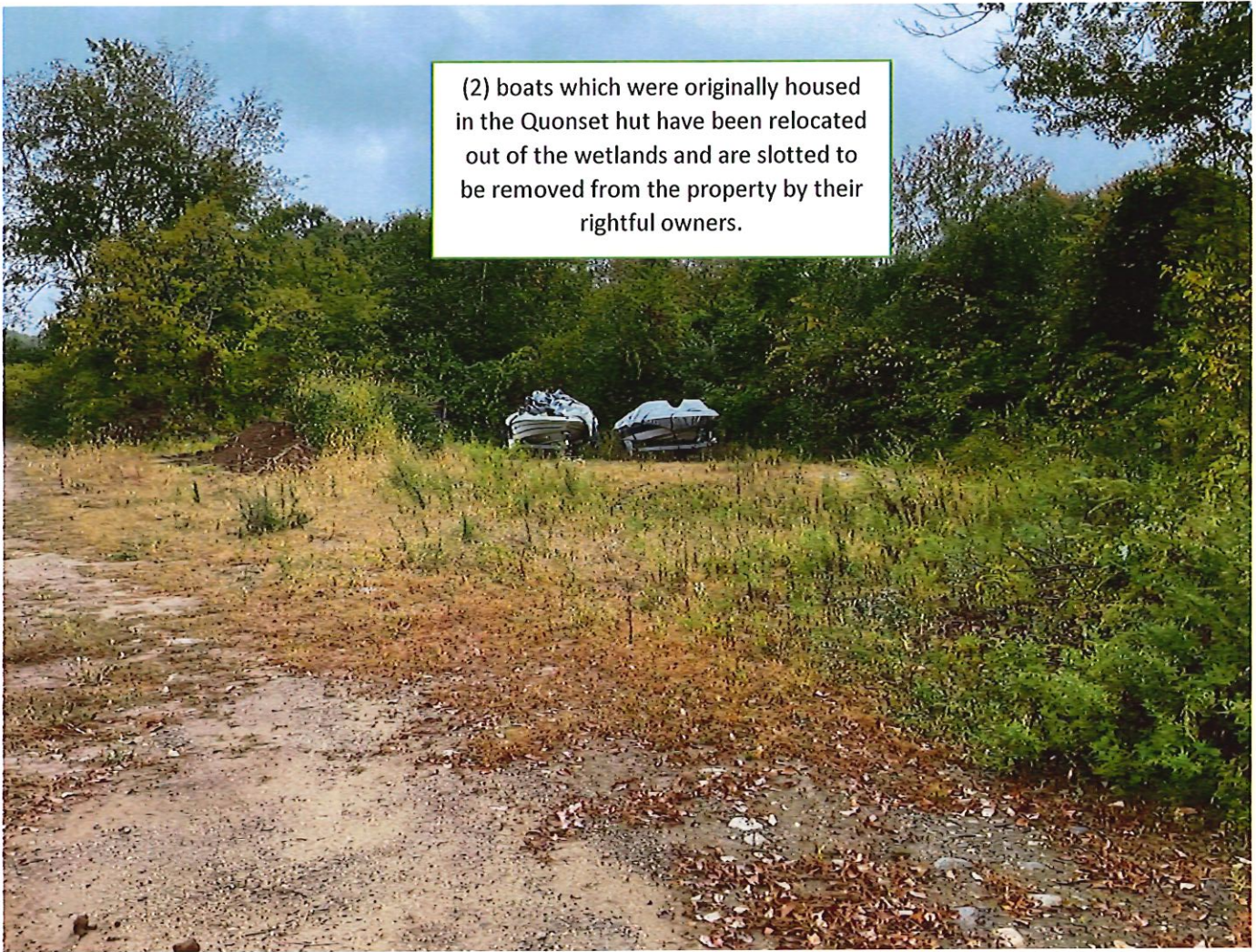
Town of Montville Inspection Report



(2) piles of woodchips were accidentally dumped in this area. Property owner is aware that nothing can be done until approval from the PZC.

Town of Montville Inspection Report

(2) boats which were originally housed in the Quonset hut have been relocated out of the wetlands and are slated to be removed from the property by their rightful owners.



Town of Montville Inspection Report



15" HDPE
culvert
crossing
(inlet)

Town of Montville Inspection Report



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Town of Montville Inspection Report

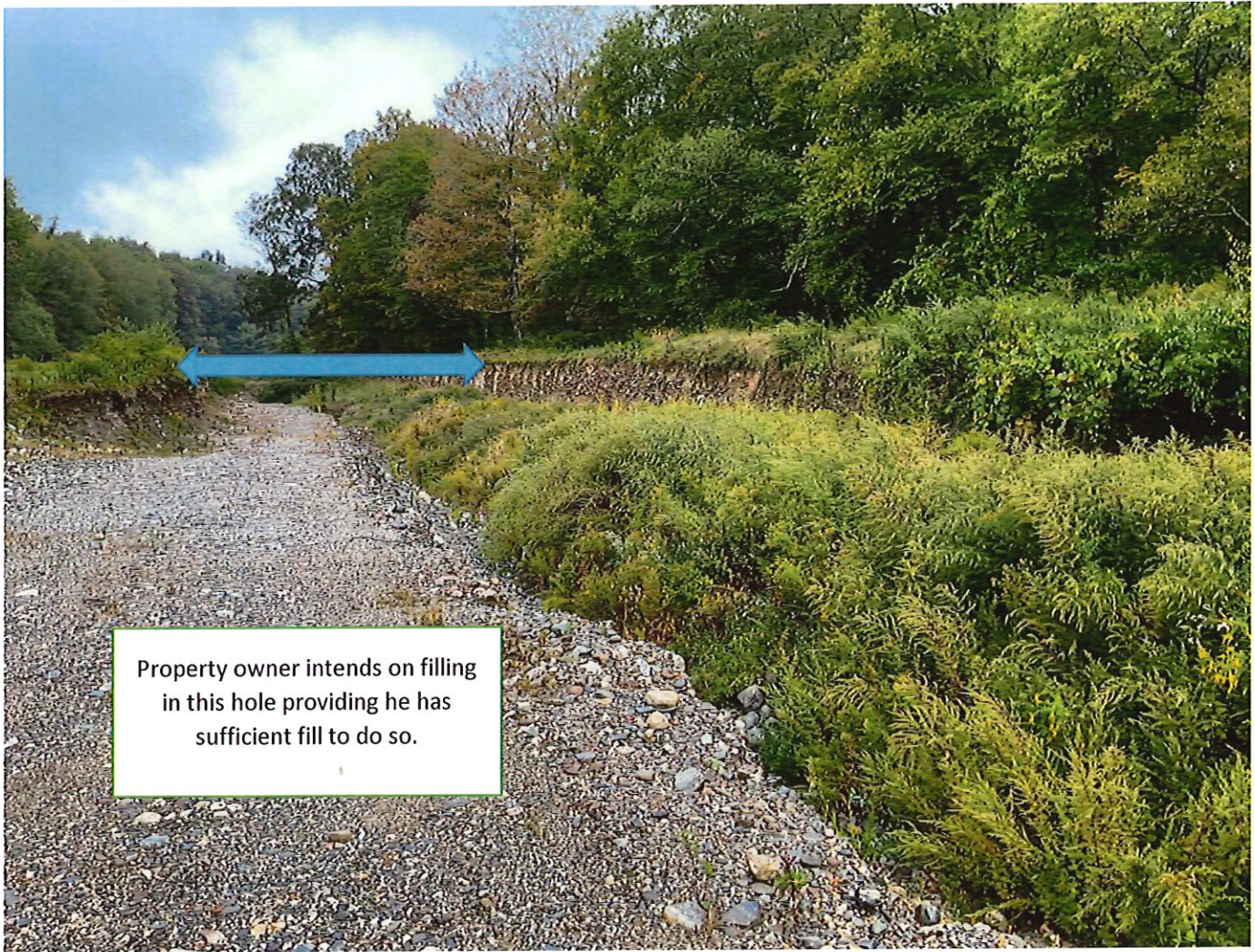
An area of wetland disturbance which has been corrected in accordance with the submitted and approved Plans. Wetland seed mixture has been spread and appropriate plantings have been purchased and placed. To be planted after this meeting (property owner wanted to confirm placement prior to putting into the ground).



Town of Montville Inspection Report



Town of Montville Inspection Report



Property owner intends on filling
in this hole providing he has
sufficient fill to do so.

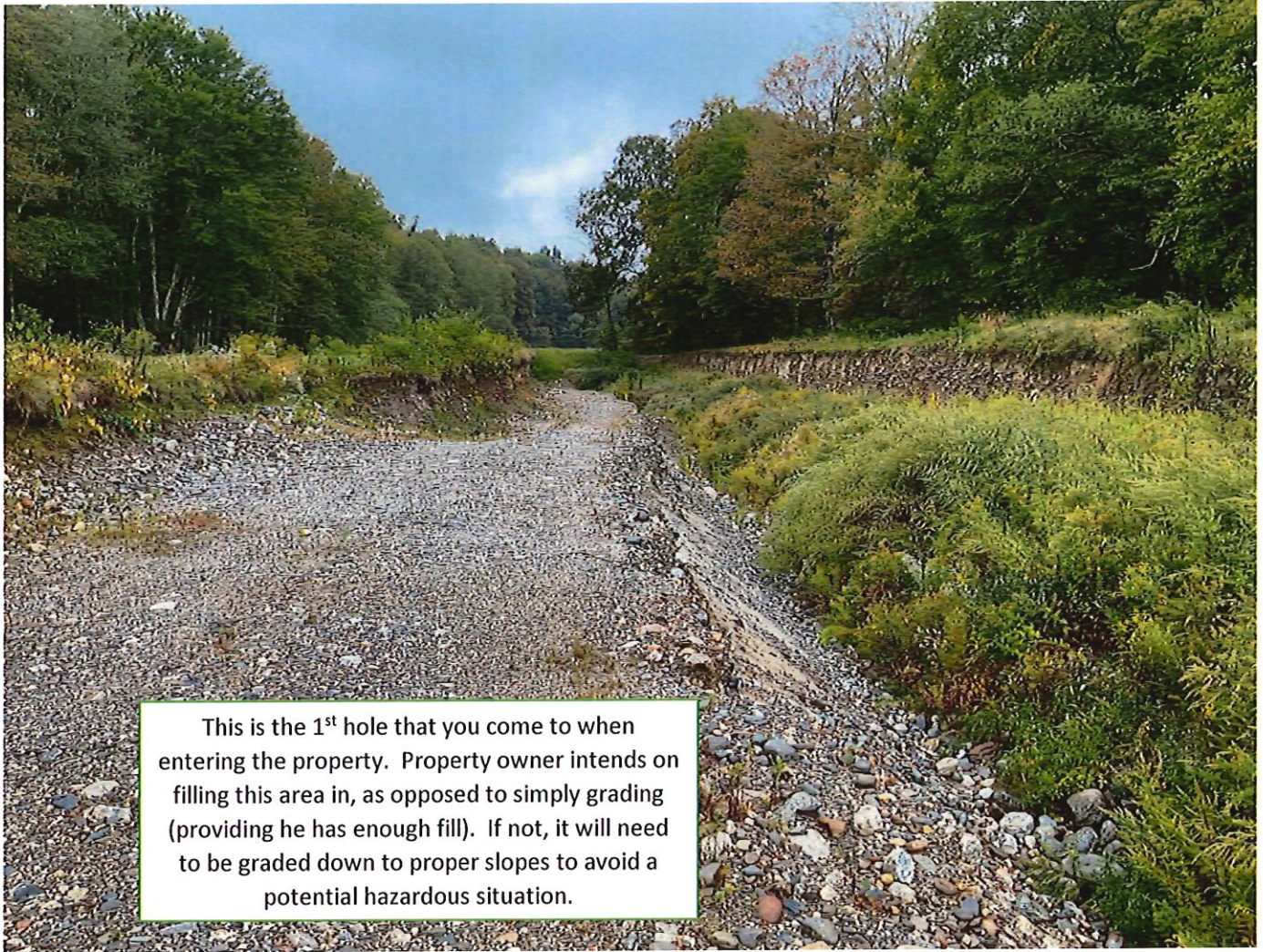
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This is the 1st hole that you come to when entering the property. Property owner intends on filling this area in, as opposed to simply grading (providing he has enough fill). If not, it will need to be graded down to proper slopes to avoid a potential hazardous situation.

Town of Montville Inspection Report



Area of temporary Quonset hut, which has been removed, pursuant to IWC.

Town of Montville Inspection Report



Area to be seeded and hayed to
promote growth of grass.