

STAFF REPORT
APPLICATION# 25 IWC 26
REGULAR MEETING – THURSDAY, OCTOBER 16, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Andrew Clark
Property Owner: Jason & Shannon Fancher
Address: 49 Saltbox Lane (Parcel ID: 015-005-000), Uncasville, CT
Date Submitted: October 10, 2025
Date Received by IWC: October 16, 2025 (*DRD – December 20, 2025*)

Applicant Request: As of Right Determination for Timber Harvest

Activity Description:

Wetland located on the property	4.5 Acres +/-, per Applicant
Watercourse/Waterbody Disturbance Area	0 LF, per Applicant
Upland Review Disturbance Area	218,000 SF, per Applicant

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 R-80 zone on about 92.94 acres, contains regulated wetlands & watercourses and is currently undeveloped.
- The Applicant states the proposed objective is to clear cut a 5 acre area to create an early successional (young) forest. The young forest that develops will help to bring more diversity of wildlife to this forestland.
- Additionally, the Applicant states that the trees in this area are stunted and deformed. The terrain is mostly flat with gentle contours. All the tops and brush will be piled in up to 6 piles per acre to create cover for wildlife such as rabbits and other ground bearing wildlife.
- The amount of forest products to be harvested is 5 +/- acres, 8,000 +/- board feet, and 30 +/- cords. The trees to be harvested have not be designated at this time.
- An estimated start date of the timber harvesting operation is November-December of 2025.
- There is no proposed stream or wetland crossings required to facilitate this harvest. The clear cut area is approximately 350’ to the east of the brook that runs through the middle of the property. No impact to the brook is expected from this harvest and no disturbance will happen between the clear cut and the brook.
- The equipment to be utilized for this harvest will be a Feller Buncher and log forwarder. The Feller Buncher mechanically cuts the trees and directionally fields them away from

the wetlands, watercourses and the trees to remain. The forwarder will be used to move the harvested trees to the landing where the logs will be loaded onto trucks for transport.

- Residual slash from the harvest will be lopped to 5' and piled. Water bars will be installed on any gentle slopes on the skid trails. All skid trails and landing areas will be seeded and mulched. All BMP's and erosion control measures will strictly be followed in accordance to 2012 edition CT DEEP's Best Management Practices Field Guide.
- Based on all of the above information, 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# **25 IWC 26**, submitted by Andrew Clark on behalf of property owners, Jason and Shannon Fancher for a Timber Harvest and more fully described in the Application and Notification of Timber Harvest dated October 9, 2025 with associated Timber Harvest Map is a Permitted Use As of Right and, therefore, no permit is required.