

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 25**  
**REGULAR MEETING – THURSDAY, OCTOBER 16, 2025**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Owner/Applicant:** Mark Desrosier  
**Address:** 428 Fire Street (014-003-000), Oakdale  
**Date of Receipt:** September 19, 2025  
**Date Received by IWC:** October 16, 2025 (*DRD – December 20, 2025*)

**Applicant Request:** Regulated activities within the wetlands and upland review area for repairs to an existing driveway due to flooding.

**Activity Description:**

<b>Wetland Disturbance Area</b>	<b>0 sq ft (per Applicant)</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 LF (per Applicant)</b>
<b>Upland Review Disturbance Area</b>	<b>0 sq ft (per Applicant)</b>

**STAFF COMMENTS:**

- This Application is for an after-the-fact permit for regulated activities in conjunction repairs that the property owner made to an existing driveway due to flooding.
- On September 2, 2025 I received a potential complaint for someone working within wetlands and/or the upland review area on this property. Myself and Assistant Planner Meredith Badalucca conducted an inspection which revealed an excavator parked in what appeared to be the upland review area and obvious soil disturbance (see Inspection Report 9-2-2025 attached).
- A Notice of Apparent Violation was forwarded to the property owner on September 4, 2025 with a request for compliance within 7 days.
- The property owner contacted me on September 9, 2025. I explained what was observed during my September 2, 2025 inspection and the property owner advised that he “expanded the driveway and I did disturb soil”. I advised the property owner to immediately cease all activity other than to install silt fence to protect the wetlands.
- The property owner advised that all work had been completed and agreed to an onsite meeting where he could explain what he had done.
- On September 18, 2025 myself and Assistant Planner Meredith Badalucca met with the property owner (see Inspection Report 9-18-2025 attached). In light of what we observed on site, we advised the property owner that an after-the-fact permit would be required by this Commission.
- On September 19, 2025 the property owner submitted an Application and a hand-drawn site plan, both of which are in your packets.
- On September 23, 2025 I referred this Application and supporting documents out to the Town Soil Scientist, Robert Russo for his comments. It was agreed that a site inspection would be necessary for a better understanding of what had actually occurred on site.
- On October 7, 2025 myself, Assistant Planner Meredith Badalucca, the property owner and Town Soil Scientist Robert Russo met at the property. The property owner explained to Mr. Russo what activities had occurred and on October 8, 2025 I received comments from

the Town Soil Scientist, explaining his findings and recommendations, a copy of which is attached.

- On October 14, 2025 the property owner contacted me and advised that he has hired Certified Soil Scientist Richard Snarski to delineate the wetlands on his property. On October 15, 2025 myself and Assistant Planner Meredith Badalucca conducted a site visit and I have prepared the attached Inspection Report showing the areas which Mr. Snarski delineated.

#### **PROPERTY HISTORY:**

- 6/20/1998 – Zoning Permit for the construction of SFR
- 10/19/1998 – Zoning Permit for a “root cellar”
- 1/20/1999 – Variance for a front yard setback
- 8/12/1999 – Notice of possible wetlands violation
  - Notes obtained from the file reveal the following: A large dirt pile has been pushed into the existing waterway. Extensive excavation in a possible wetland area has occurred. A soil map, by a Certified Soil Scientist must be submitted to determine the necessity of a wetlands permit.
- 3/21/2000 – Notice of possible wetlands violation
  - Notes obtained from the file reveal the following: Continued work within the URA and wetland area.
- 4/26/2000 – IWC Application for construction of SFR
- 7/30/2000 – IWC Application for construction of driveway & fill
- 8/17/2000 – IWC Permit issued for construction of SFR and driveway in the URA
- 9/8/2004 – Notice of zoning violation
- 2/6/2006 – Notice of zoning violation
- 3/1/2006 – Notice of possible wetlands violation
  - Notes obtained from the file reveal the following: A structure is being built within the wetlands without permits.
- 7/13/2007 – IWC Application for construction of SFR (previously issued permit expired)
- 8/16/2007 – IWC Permit (after-the-fact) issued for construction of SFR with same activity as previously permitted.
- 8/17/2007 – Zoning Permit for construction of SFR

#### **AGENCY COMMENTS:**

- Town Soil Scientist – The referral for comments was forwarded on September 23, 2025 and comments were received on October 8, 2025 (a copy is attached).

#### **STAFF RECOMMENDATION:**

Staff recommends the IWC receive Application 25 IWC 25 as incomplete, set a date for a site walk (if desired), and continue the application to the next regularly scheduled meeting on

November 20, 2025; giving the property owner sufficient time to hire the required professionals to appropriately submit a complete Application to this Commission.

If the Commission would like to schedule a site walk, a Motion is set forth below:

**MOTION “A” (to set a site walk and continue to the next meeting)**

I make a Motion to set a Site Walk for Application #25 IWC 25 – 428 Fire Street (Parcel ID: 014-003-000), Oakdale, CT – Owner/Applicant: Mark Desrosier for regulated activities within the wetlands and upland review area for repairs to an existing driveway due to flooding, on \_\_\_\_\_ at \_\_\_\_\_ a.m. / p.m. and to continue this Application until the next regularly scheduled meeting on November 20, 2025.

If the Commission does **NOT** want to schedule a site walk, a Motion is set forth below:

**MOTION “B” (to continue to the next meeting)**

I make a Motion to continue Application #25 IWC 25 – 428 Fire Street (Parcel ID: 014-003-000), Oakdale, CT – Owner/Applicant: Mark Desrosier for regulated activities within the wetlands and upland review area for repairs to an existing driveway due to flooding, until the next regularly scheduled meeting on November 20, 2025.

# Town of Montville Inspection Report

Date: 9/2/2025      Inspection Type: Wetlands Complaint

MS4/ Erosion and Sediment Control Inspection      Yes      No  
     

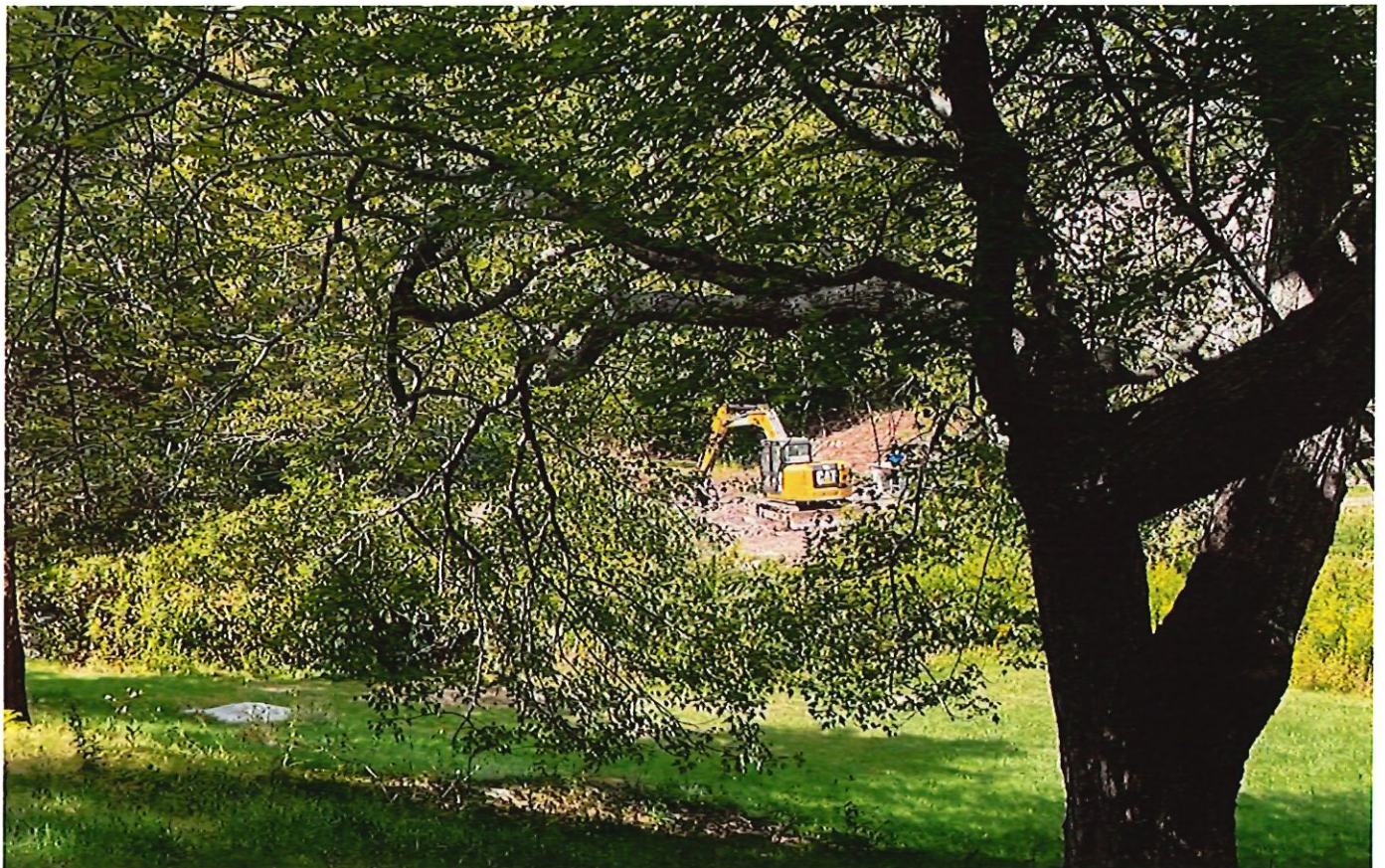
Location: 428 Fire Street      Map/Lot/Block: 014-003-000

Parties Present      Choose an item.      Choose an item.      Choose an item.      Choose an item.      Choose an item.      Stacy Radford  
Meredith Badalucca  
[Click here to enter text.](#)  
[Click here to enter text.](#)  
CZC Approved      Yes      No  
     

## Comments/Observations

Conducted inspection of this property based on a complaint received for the possibility of unpermitted work within the wetlands and/or URA. Photos taken from 420 Fire Street (neighbor to this property). The photos reveal that there is work in progress and it appears that the work is being conducted within the wetlands and/or URA, pursuant to review of the State Wetlands Layer on the GIS. NOAV prepared and forwarded to property owner. PENDING.

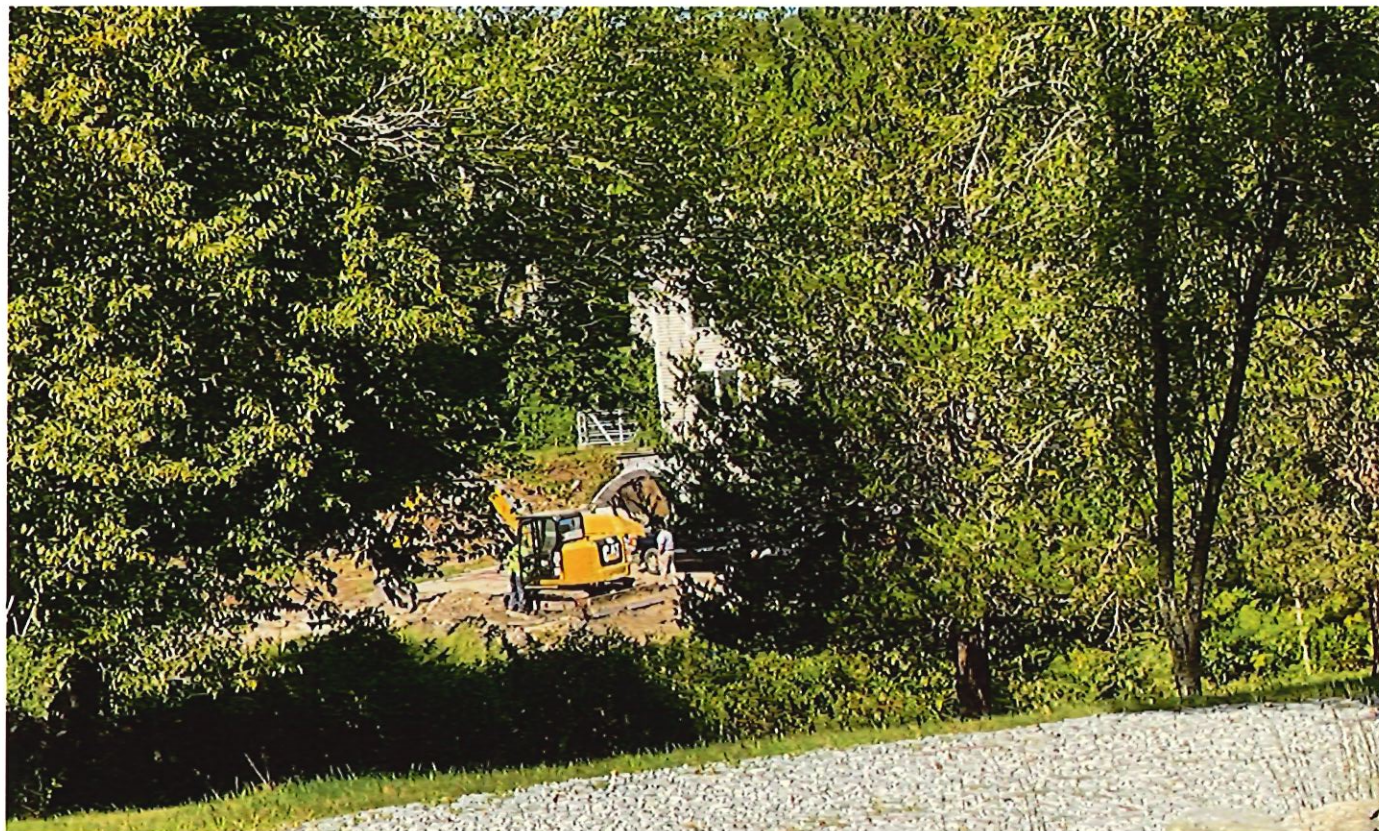
# Town of Montville Inspection Report



# Town of Montville Inspection Report



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# Town of Montville Inspection Report

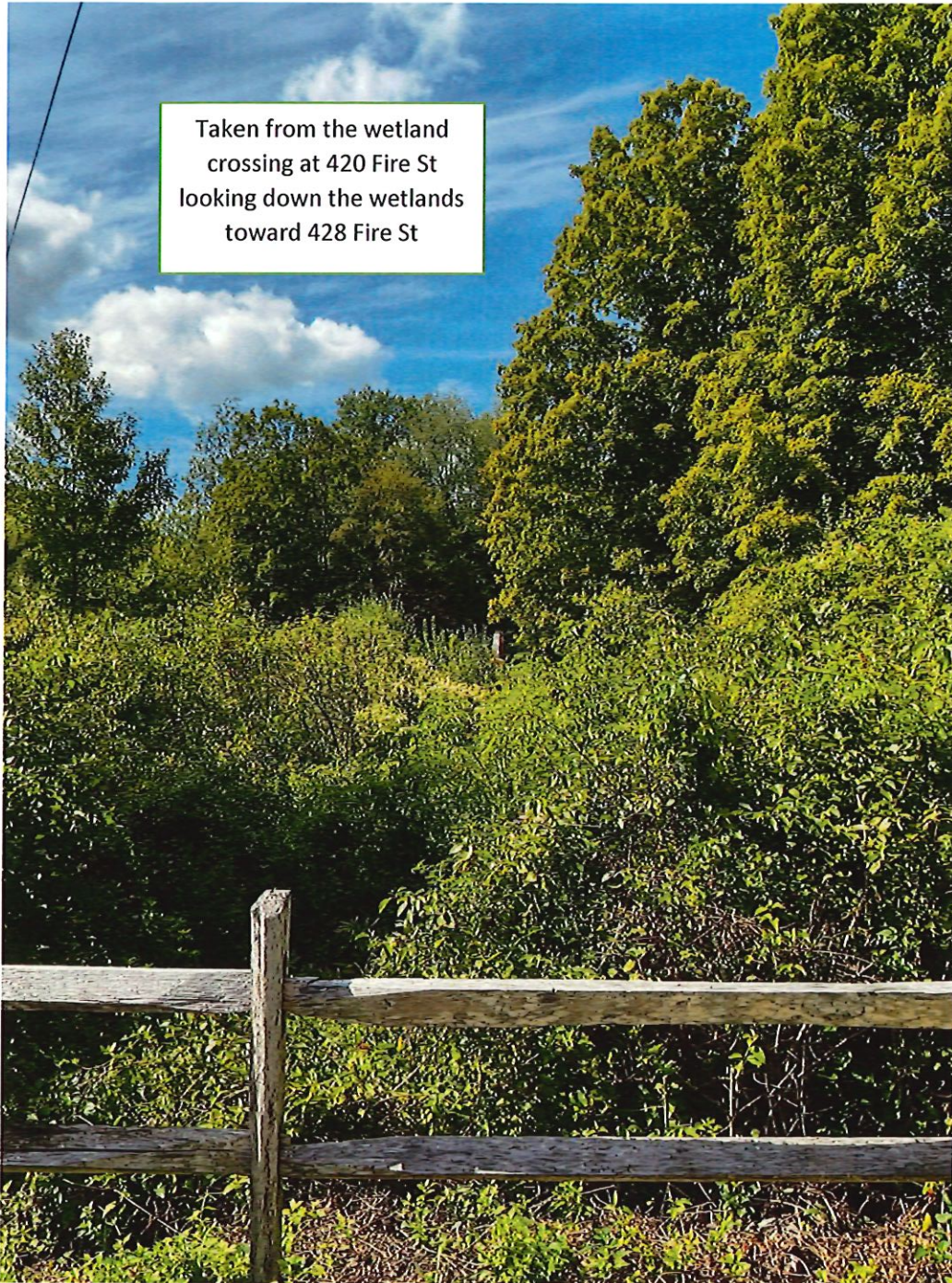


# Town of Montville Inspection Report



# Town of Montville Inspection Report

Taken from the wetland  
crossing at 420 Fire St  
looking down the wetlands  
toward 428 Fire St



# Town of Montville Inspection Report



# Town of Montville Inspection Report



# Town of Montville Inspection Report

Date: 9/18/2025 Inspection Type: Wetlands Complaint

MS4/ Erosion and Sediment Control Inspection      Yes      No  
     

Location: 428 Fire Street      Map/Lot/Block: 014-003-000

Parties Present      Choose an item.      Choose an item.      Choose an item.      Choose an item.      Choose an item.      Stacy Radford  
Meredith Badalucca  
Mark Desrosier  
[Click here to enter text.](#)

Yes      No  
CZC Approved           

## Comments/Observations

Conducted follow up inspection with the property owner regarding work being conducted within the wetlands and/or URA. After property owner received NOAV and contacted Staff, he was advised to cease all activity until such time as an inspection could be conducted on site. The property owner was advised to install silt fence, which was done immediately.

Site inspection shows disturbance of soil within the wetlands and URA; which would require the approval of the Inland Wetlands Commission. Property owner has been instructed to submit an Application.

# Town of Montville Inspection Report



Silt fence has been installed.

# Town of Montville Inspection Report



# Town of Montville Inspection Report



# Town of Montville Inspection Report



# Town of Montville Inspection Report



# Town of Montville Inspection Report



Property owner  
installed a pipe  
under the  
driveway

# Town of Montville Inspection Report



Property owner  
installed a pipe  
under the  
driveway