

STAFF REPORT
APPLICATION# 25 IWC 27
REGULAR MEETING – THURSDAY, NOVEMBER 20, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Donald Dubois – Dubois Forestry
Property Owner: Fox Hill Farm, LLC
Address: 690 Route 163 (Parcel ID: 038-001-000), Oakdale, CT
Date Submitted: October 30, 2025
Date Received by IWC: November 20, 2025 (*DRD – January 24, 2026*)

Applicant Request: As of Right Determination for Timber Harvest

Activity Description:

Wetland located on the property	13.00 Acres +/-, per Applicant
Watercourse/Waterbody Disturbance Area	0 LF, per Applicant
Upland Review Disturbance Area	0 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-120 zone on about 40.34 acres, contains regulated wetlands & watercourses and is currently developed with a single family residence.
- The Applicant states the proposed objective is to “improve forest health by removing trees with disease, die-back and deformity.” “We will be removing mostly beech trees in decline due to beech leaf disease, birch trees with necrotic canker and red maple trees with defect.”
- Additionally, the Applicant states that there are no proposed stream crossing and there will be no harvesting in the wetlands or upland review area. Access to the property will be via the existing gravel driveway.
- The amount of forest products to be harvested is 10 +/- acres, 6,295 board feet, 40 cords and trees to be harvested have been marked with blue paint.
- An estimated start date of the timber harvesting operation is December 1, 2025.
- There is no proposed harvesting within the wetlands or the upland review area and therefore, 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 27**, submitted by Donald Dubois – Dubois Forestry, on behalf of property owner, Fox Hill Farm, LLC for a Timber Harvest and more fully described in the Notification of Timber Harvest, dated October 10, 2025 with associated Timber Harvest Map is a Permitted Use As of Right and, therefore, no permit is required.