

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 25
REGULAR MEETING – THURSDAY, DECEMBER 18, 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:

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

STAFF COMMENTS IN REVIEW:

- 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.
- A site walk was conducted on Saturday, November 15, 2025 @ 3 p.m. Vice Chair Occhialini, Commissioners Majewski and Vellucci were in attendance on behalf of the IWC, the property owner, Mark Desrosier was present as the Applicant, and I was present as Staff.

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.

NEW STAFF COMMENTS:

- On December 2, 2025 I received a call from John Martucci, a PE who has been retained by the Applicant. He inquired what the Commission was looking for and I referred him to the Town Soil Scientist comments of October 8, 2025. I informed him that an Existing Conditions Survey, including local boundary data, topo, and wetlands delineation/flagging; as well as a Restoration Plan which should include a plan to restore the wetlands; including grading, removal of fill from the wetlands, erosion and sedimentation controls, plantings, etc. would be required.
- On December 8, 2025 the Applicant provided copies of (2) Maps from July of 2000 from Boundaries LLC (copies attached).
- Applicant was made aware that these Plans would need to be updated because wetlands must be re-delineated every (5) years.

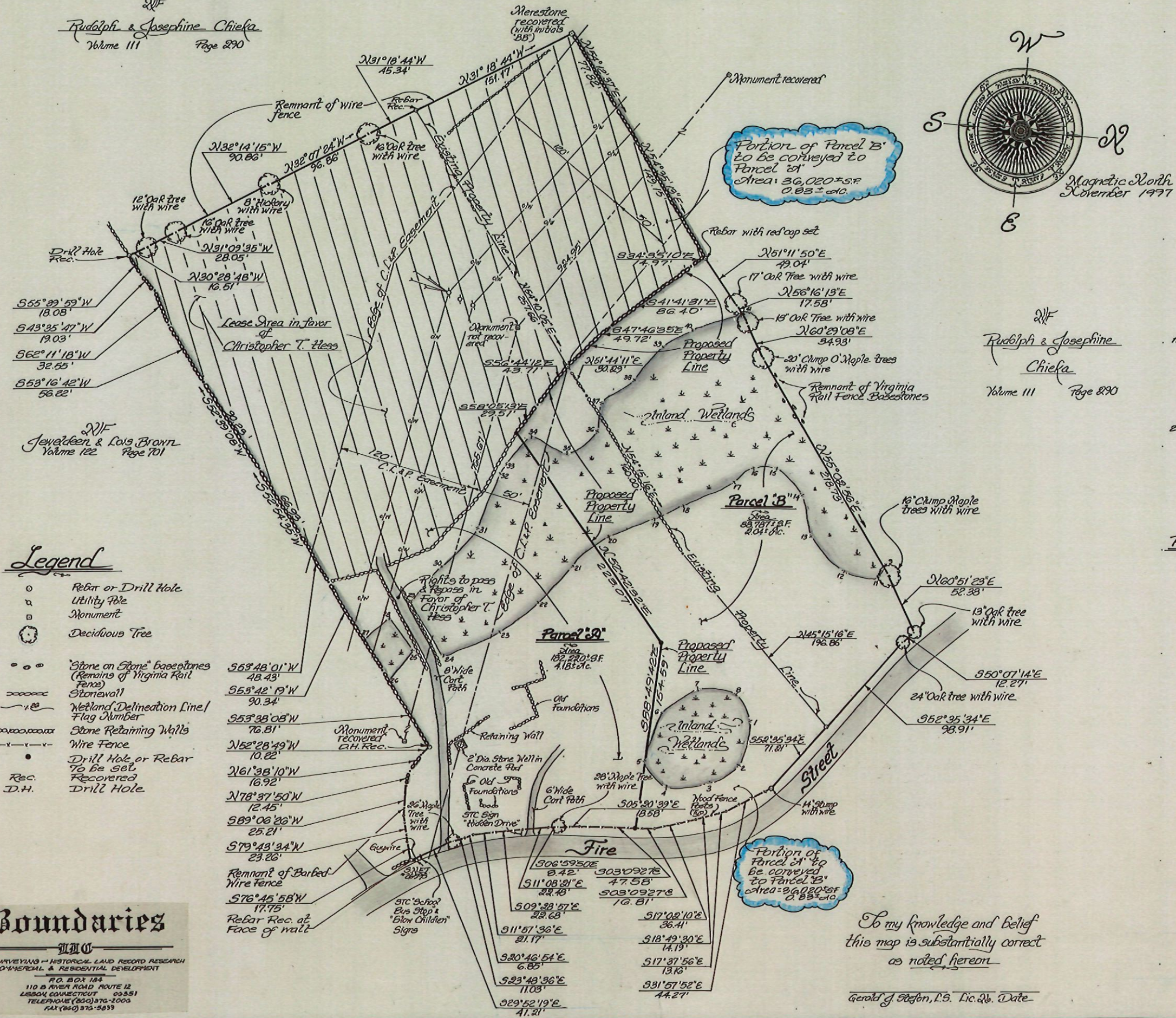
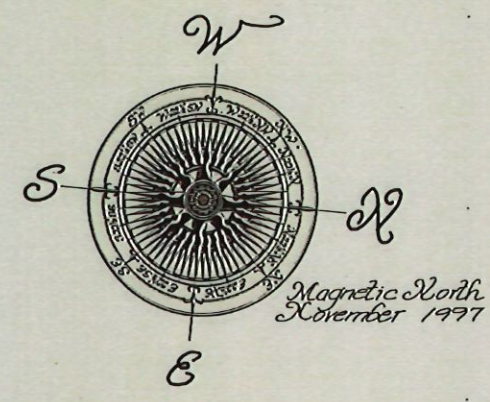
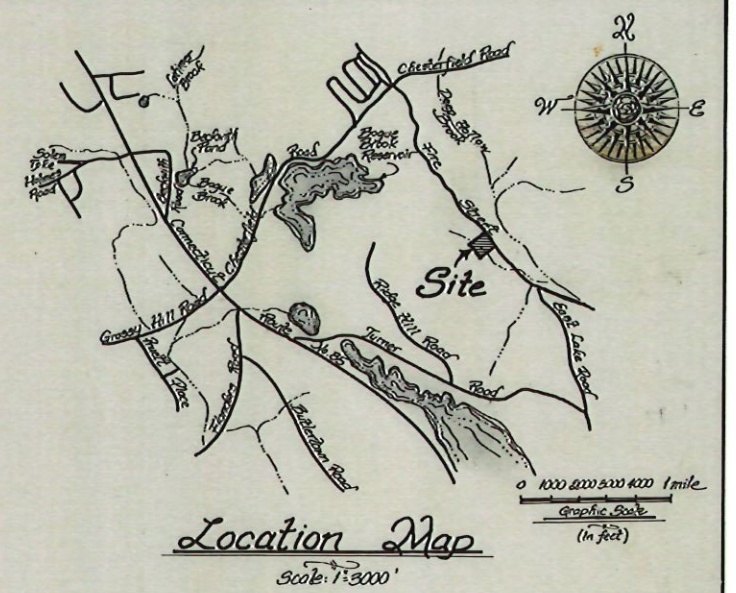
STAFF RECOMMENDATION:

Staff recommends the IWC continue the application to the next regularly scheduled meeting on January 15, 2026; giving the Applicant sufficient time to prepare and submit an Existing Conditions Survey and a Wetland Restoration Plan, in accordance with the Town's Soil Scientist, Robert Russo's recommendation of October 7, 2025.

If the Commission is inclined to allow the Applicant additional time to submit an Existing Conditions Survey and Wetland Restoration Plan, a Motion is set forth below:

MOTION "A" (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 January 15, 2026, for additional time for the submission of an Existing Conditions Survey and a Wetland Restoration Plan, in accordance with the Town's Soil Scientist, Robert Russo's recommendation of October 7, 2025.

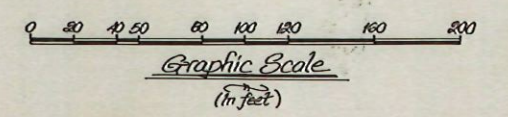


Reference Notes

- THIS SURVEY & MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS & MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26TH 1996. THE TYPE OF SURVEY IS "FIELD 1" SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS "DEPENDENT RESURVEY". THE HORIZONTAL ACCURACY CLASS CONFORMS TO "A-2".
- RECORD TITLE TO THE SUBJECT PARCELS MAY BE REFERENCED TO THE FOLLOWING DEEDS RECORDED IN TOWN OF MONTVILLE LAND EVIDENCE RECORDS:
 PARCEL A: A WARRANTY DEED, DATED MAY 1, 1998, FROM JOAN RYAN TO MARK A. DESROSIER, RECORDED IN VOLUME 309, PAGE 475.
 PARCEL B: A QUIT CLAIM DEED, DATED MAY 1, 1998, FROM JOAN RYAN TO MARK A. DESROSIER, GUARDIAN OF NICHOLAS JOHN ABELLE, RECORDED IN VOLUME 309, PAGE 482.

Reference Map

PROPERTY SURVEY, PREPARED FOR JOAN RYAN, FIRE STREET, MONTVILLE, CONNECTICUT, SCALE 1 INCH = 40 FEET, NOVEMBER 1997, J.N. 97-038.



Property Survey

prepared for
Mark Desrosier
Fire Street

Montville — Connecticut
Scale: 1 inch = 40 feet
July 2000

To my knowledge and belief
this map is substantially correct
as noted hereon

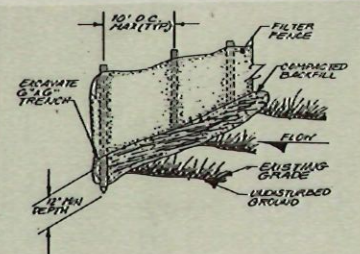
Gerald J. Stefan, L.S. Lic. No. Date

Legend

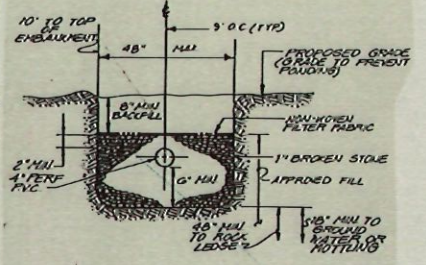
- Rebar or Drill Hole
- ⊕ Utility Pole
- ⊙ Monument
- Deciduous Tree
- Stone on Stone basestones (Remains of Virginia Rail Fence)
- Stone Wall
- ~ Wetland Delineation Line / Flag Number
- Stone Retaining Walls
- x-x-x- Wire Fence
- Drill Hole or Rebar To be Set
- Rec. Recovered
- D.H. Drill Hole

Boundaries

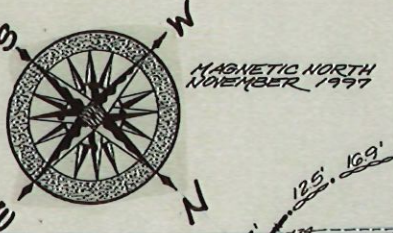
LAND SURVEYING - HISTORICAL LAND RECORD RESEARCH
COMMERCIAL & RESIDENTIAL DEVELOPMENT
P.O. BOX 184
110 B RIVER ROAD ROUTE 12
LISBON, CONNECTICUT 06351
TELEPHONE: (860) 576-1005
FAX: (860) 576-5833



SEDIMENT FENCE DETAIL
NOT TO SCALE



TYPICAL TRENCH DETAIL
NOT TO SCALE



SANITARY DESIGN CRITERIA - LOT NO. 428
 PROPOSED 3 BEDROOM HOUSE
 DESIGN PERCOLATION RATE 9.5 MINUTES/INCH
 LEACHING AREA REQUIRED = 495 SF EFFECTIVE
 DESIGN: 11,000 GALLON SEPTIC TANK, 3 ROWS OF 35' OF 4" I.D.,
 12" HIGH LEACHING TRENCHES WITH ENDS CONNECTED
 LEACHING AREA PROVIDED: 2 X 62.5' X 3.0 SF L.F. = 495 EFFECTIVE
 100% RESERVE AREA PROVIDED
 *MLSS NEED NOT BE CONSIDERED DUE TO NO RESTRICTIVE LAYER WITHIN 60" OF GRADE.

DEEP TEST PIT & PERCOLATION TEST DATA RESULTS!
 TESTING WAS DONE ON 4-27-98 BY UNCAS HEALTH DISTRICT

T.P. #1	T.P. #3	PERCOLATION TEST RESULTS:
0'-12" TOPSOIL	0'-12" TOPSOIL	10:50 3"
12'-28" SANDY SUBSOIL	12'-28" SANDY SUBSOIL	10:50 9 1/4"
28'-38" GRAVEL	28'-38" GRAVEL	10:50 12 1/2"
NO ROOTS, NO WATER, NO MOTTLING	NO ROOTS, NO WATER, NO MOTTLING	11:00 24"
		EMPTY
		RATE: 5.5 MIN/IN.

SANITARY DESIGN CRITERIA - LOT NO. 442
 PROPOSED 3 BEDROOM HOUSE
 DESIGN PERCOLATION RATE 1-10 MINUTES/INCH
 LEACHING AREA REQUIRED = 495 SF EFFECTIVE
 DESIGN: 11,000 GALLON SEPTIC TANK AND 3 ROWS OF 55' OF
 4" I.D. 12" HIGH LEACHING TRENCHES WITH ENDS CONNECTED
 LEACHING AREA PROVIDED: 3 X 55' X 3' S.F. L.F. = 495 SF EFFECTIVE
 100% RESERVE AREA PROVIDED (TRENCH AND 18" GALLERIES, PUMP MAY BE MINIMUM LEACHING SYSTEM SPREAD CALCULATION REQUIRED)

DEEP TEST PIT & PERCOLATION TEST DATA RESULTS!
 TESTING WAS DONE ON 6-22-00 BY UNCAS HEALTH DISTRICT

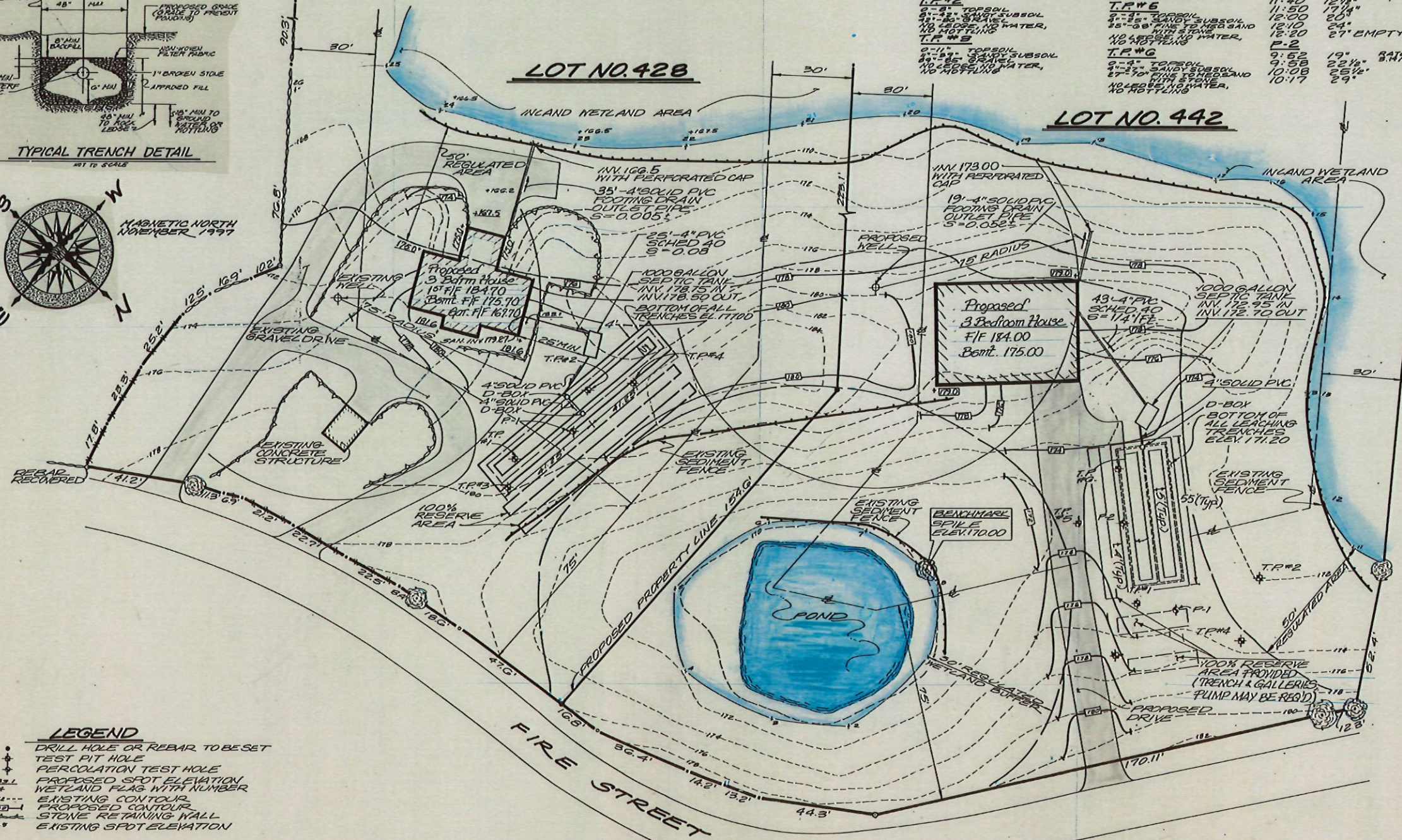
T.P. #1	T.P. #4	PERCOLATION TEST RESULTS:
0'-12" TOPSOIL	0'-12" TOPSOIL	11:20 0"
12'-28" SANDY SUBSOIL	12'-28" SANDY SUBSOIL	11:20 12 1/4"
28'-38" GRAVEL	28'-38" GRAVEL	11:50 17 1/4"
NO ROOTS, NO WATER, NO MOTTLING	NO ROOTS, NO WATER, NO MOTTLING	12:00 20"
		12:20 24"
		12:30 27" EMPTY
		RATE: 3.4 MIN/IN.

REFERENCE NOTES

1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS ON CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS & MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1993. THE TYPE OF SURVEY IS "IMPROVEMENT LOCATION & TOPOGRAPHIC SURVEY." THE BOUNDARY DETERMINATION CATEGORY IS "DEPENDENT RESURVEY." THE HORIZONTAL ACCURACY CLASS CONFORMS TO "B," THE TOPOGRAPHIC ACCURACY CLASS CONFORMS TO "T-2."
2. REFERENCE MAP: PROPERTY SURVEY PREPARED FOR MARK DESROSIER, FIRE STREET, MONTVILLE, CONNECTICUT, 52' X 121' FEET, JULY 2000, IDENTIFICATION NO. 00-339

SEPTIC NOTES

1. THIS SEPTIC SYSTEM INSTALLATION SHALL CONFORM TO THE CURRENT EDITION/REVISION OF THE CONNECTICUT PUBLIC HEALTH CODE BY THE STATE OF CONNECTICUT DEPARTMENT OF PUBLIC HEALTH. ALL MATERIALS (PIPING, SEPTIC TANK, STONE, FILL, ETC.) USED FOR THIS SEPTIC SYSTEM SHALL CONFORM TO CURRENT EDITION/REVISION OF THE "TECHNICAL STANDARDS FOR THE DESIGN AND CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS."
2. THE PROPOSED HOUSE SEWER FROM THE BUILDING TO THE SEPTIC TANK SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL. ALL OTHER SEWER PIPE FOR THIS SEPTIC SYSTEM AND THE "TIGHT PIPE" FOR THE FOOTING DRAIN OUTLET WITHIN 25' OF THE SEPTIC SYSTEM SHALL BE 4" PVC, ASTM D3034, SDR 35 WITH RUBBER COMPRESSION GASKET, OR BELL AND SPIGOT, OR APPROVED EQUAL.
3. THERE SHALL BE NO STUMPS OR BOULDERS BURIED WITHIN 50' DOWNGRADIENT OF THE SEPTIC SYSTEM. SHOULD ANY SIGNIFICANT VARIATIONS FROM THE TEST HOLE DATA BE ENCOUNTERED DURING EXCAVATIONS (LEDGE, GROUNDWATER MOTTLING, SOIL TYPE, ETC.) THE UNCAS HEALTH DISTRICT SHALL BE NOTIFIED PRIOR TO THE INSTALLATION OF THE SEPTIC SYSTEM.
4. ALL EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
5. FOR EXACT HOUSE DIMENSIONS, SEE BUILDING PLANS.
6. THERE ARE NO WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM.

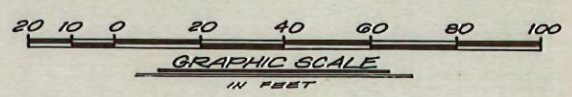


IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY

PREPARED FOR
MARK DESROSIER
 FIRE STREET
 MONTVILLE, CONNECTICUT
 SCALE: 1" = 20' DATE: JULY 2000 IDENT. NO. 00-339

Boundaries

LAND SURVEYING & HISTORICAL LAND RECORD RESEARCH
 COMMERCIAL & RESIDENTIAL DEVELOPMENT
 710 BOX 137
 110 S RIVER ROAD, ROUTE 12
 LEBANON, CONNECTICUT 06351
 TELEPHONE: (860) 376-1008
 FAX: (860) 376-5839



APPROVED BY THE TOWN OF MONTVILLE
 INLAND WETLAND/CONSERVATION COMMISSION
 ON 7/20/00

"TO MY KNOWLEDGE AND BELIEF
 THIS MAP IS SUBSTANTIALLY
 CORRECT AS NOTED HEREON."

SIGNATURE OF CHAIRMAN OR SECRETARY DATE
 GERALD J. STEPHEN ES. LICENSE NO. DATE

Revision 'A' 8/7/00 Per comments of Montville Inland Wetlands & Conservation Comm.