

**STAFF REPORT**  
**APPLICATION# 26 IWC 1**  
**REGULAR MEETING – THURSDAY, JANUARY 15, 2026**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Applicant:** Ferrucci & Walicki, LLC - Eric Hansen  
**Property Owner:** KGIM Enterprises, LLC  
**Address:** 260 Chesterfield Road (Parcel ID: 029-127-000), Montville, CT  
**Date Submitted:** January 5, 2026  
**Date Received by IWC:** January 15, 2026 (*DRD – March 21, 2026*)

**Applicant Request:** As of Right Determination for Timber Harvest

**Activity Description:**

<b>Wetland located on the property</b>	<b>25.5 Acres +/-, per Applicant</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 LF, per Applicant</b>
<b>Upland Review Disturbance Area</b>	<b>&lt; 25,000 SF, per Applicant</b>

**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 216.01 acres, contains regulated wetlands & watercourses and is currently undeveloped.
- The Applicant states the proposed objective is to “regenerate shade intolerant and mid-tolerant trees by removing poorly formed and undesirable individuals and groups. Retain natural heritage of the site by removing mesic species (birch and maple) to favor upland hardwoods.”
- The Applicant proposes a temporary stream/drainage crossing and the removal of trees in the upland review area; as indicated on the Harvest Overview Map attached.
- Additionally, the Applicant states that the “removals in upland review area in elevated upland areas and are well buffered from sensitive resources. Buffers, stream crossing infrastructure, and other harvest areas will be treated in a way that exceeds state BMP standards.”
- The amount of forest products to be harvested is 65 +/- acres, 30,000 board feet, 135 cords and trees to be harvested have been marked at eye level with orange and blue paint.
- An estimated start date of the timber harvesting operation is February 15, 2026.
- There is no proposed harvesting within the wetlands 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# **26 IWC 1**, submitted by Ferrucci & Walicki, LLC - Eric Hansen, on behalf of property owner, KGIM Enterprises, LLC for a Timber Harvest and more fully described in the Notification of Timber Harvest, dated December 16, 2025 with associated Timber Harvest Map is a Permitted Use As of Right and, therefore, no permit is required.