

MEMORANDUM FOR THE RECORD
APPLICATION# 26 IWC 2
REGULAR MEETING – THURSDAY, FEBRUARY 19, 2026

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Jill Moonheron
Property Owner: Jill Moonheron
Address: 339 Chesterfield Road (Parcel ID: 021-001-00A), Oakdale, CT
Submitted: January 9, 2026
Date Received by IWC: January 15, 2026 *(DRD – March 21, 2026)*

Previously permitted activities: A permit to conduct regulated activities in upland review area and in the wetlands in conjunction with the proposed demolition of an existing house and shed, including proper abandonment of an existing well & septic system; the construction of a water crossing; and the construction of a new single-family residence, including a new well & septic system; in accordance with Plan entitled: “Proposed Wetland Compliance Plan - 339 Chesterfield Road, Oakdale, CT dated 1/8/2026.”

Activity Description:

Wetland Disturbance Area	861 SF (Per Applicant)
Watercourse/Waterbody Disturbance Area	15 LF (Per Applicant)
Upland Review Disturbance Area	3787 SF (Per Applicant)

STAFF COMMENTS IN REVIEW:

- An Inland Wetland Permit was approved by this Commission on September 19, 2024; a copy of the Permit and approved Plan is attached hereto.
- On December 5, 2025 I conducted a site inspection and noted that the wetland crossing did not appear to have been installed correctly, a copy of the Inspection Report is attached hereto. I immediately forwarded a copy of this Inspection Report to the Town Soil Scientist, Robert “Bob” Russo who responded in part, “this should be double checked.”
- On December 9, 2025 I notified the Applicant that there was an issue on site and I required an updated Site Plan showing the actual house that was being built as opposed to the conceptual one that was on the approved IWC Plan. She had the Engineer reach out to me and I explained the situation to him. The Engineer then forwarded an email to the Applicant and copied me on it whereas he stated as follows: “I do want to note that I will not be placing the walls over the culvert crossing on the site plan, as those were not approved by the wetlands commission.”
- On December 11, 2025 myself, Assistant Planner Meredith Badalucca, Town Soil Scientist Robert “Bob” Russo met on site for an inspection. The builder, Vic Caprio from Caprio Homes and Mike Millano of MJM Builders were present on behalf of the Applicant. A copy of the inspection report is attached hereto.

- On December 12, 2025 Vic Caprio from Caprio Homes inquired on behalf of the Applicant if it would be possible to remove the stone wall over the wetland crossing on one side and install a guardrail on the other. He indicated that the Applicant wanted something on both sides of the crossing for safety purposes.
- On December 16, 2025 the Town Soil Scientist, Robert “Bob” Russo, provided a comment letter with a marked up “As-Built” based on the December 11, 2025 inspection, copies of which are attached hereto. In the letter, Mr. Russo explained the issues noted on site during the December 11, 2025 inspection and then he provided his recommendations for correction.
- Please note that although the width of the driveway does not fall within the purview of this Commission, it is a requirement of the Montville Zoning Regulations and therefore cannot be reduced. I would ask that the Commission keep this in mind when making any determination concerning the walls along the side of the driveway over the culvert.
- This is an Application to modify the original IWC approval of September 19, 2024.
- The Applicant states that “it was been identified that certain site features were installed or modified in closer proximity to regulated wetland areas than originally anticipated.”
- The Applicant states that “no evidence of permanent wetland conversion, dredging, channelization, or hydrologic obstruction was observed. Wetland vegetation remains generally intact outside of the limited disturbed areas identified.”
- The Applicant states that “No additional wetland disturbance beyond what is required for restoration is proposed.”

TECHNICAL REVIEW COMMENTS:

- The following items from the December 11, 2025 Inspection Report have not been addressed on the submitted Plan:
 - #2: Area of “existing house to be demolished” had grass only planted, not conservation mix per the approved Plan. Corrective measures to this area will need to be addressed in the narrative and on the Plan.
 - #7: Rock/rip rap had been added around each of the HDPE culverts to prevent erosion. This was not addressed in the narrative nor shown on the Plan.
 - #11: Reserve septic (shown on the approved plan) has been removed from the Plan. Area needs to be called out on the submitted Plan.

AGENCY COMMENTS:

- Town Soil Scientist – The referral for comments was forwarded on January 12, 2026 and comments were received on January 23, 2026. These comments were forwarded to the Applicant and responses were received on February 5, 2026. These responses were forwarded to the Town Soil Scientist for his review and comments, which were received on February 17, 2026. These additional comments were forwarded to the Applicant for additional response.

NEW STAFF COMMENTS:

- All of the above Technical Review comments have been discussed with the Applicant and addressed on the revised Plan dated 1/8/2026 REV 2/4/2026.
- On February 5, 2026 the Applicant provided responses and a revised Plan to the Town Soil Scientist's comments of January 23, 2026 (a copy of which is attached).
- On February 17, 2026 additional comments were received from the Town Soil Scientist with reference to the Applicant's responses and revised Plans, received on February 5, 2025 (a copy of which is attached). These comments were forwarded to the Applicant and responses are still pending.

STAFF RECOMMENDATION:

Staff recommends the IWC continue Application 26 IWC 2 to the next regularly scheduled meeting on March 19, 2026, allowing the Applicant sufficient time to respond to the Town Soil Scientist's most recent comments, a Motion is set forth below:

MOTION "A" (to continue to the next meeting)

I make a Motion to continue Application #26 IWC 2 – 339 Chesterfield Road (021-001-00A) Oakdale, CT – Owner/Applicant: Jill Moonheron; modification of Application #24 IWC 7 for an Inland Wetlands Permit for regulated activities within the wetlands and URA to demo an existing single-family residence and construct a new single family residence, until the next regularly scheduled meeting on March 19, 2026.

Stacy Radford
Zoning & Wetland Enforcement Officer
Department of Land Use & Development
Town of Montville
310 Norwich–New London Turnpike
Uncasville, CT 06382

RE: Inland Wetlands Application 24 IWC 7
339 Chesterfield Road – Culvert Crossing
Response to Item 5 / Item 6

Dear Ms. Radford,

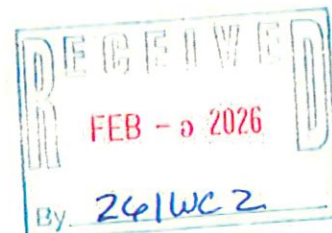
This letter is submitted in response to Item 5 and Item 6 of the CLA Engineers, Inc. review letter dated January 23, 2026, specifically regarding the elevation of the culverts at the driveway crossing.

The culverts as constructed are installed approximately six (6) inches higher than the originally approved elevation. Based on a review of site conditions and the hydraulic characteristics of the crossing, this minor vertical deviation does **not** impede hydraulic function, nor does it result in adverse wetland impacts.

The contributing drainage area to the crossing is very small, and observed flows are minimal under both normal and storm conditions. As constructed, the crossing does **not** overtop, does **not** cause upstream ponding or damming of flows, and does **not** present a risk of washout or downstream erosion. The existing channel remains continuous through the crossing, and conveyance capacity is more than sufficient for anticipated flows.

It is also important to note that the culverts were **intentionally oversized** relative to the contributing watershed. This sizing was not driven by hydraulic demand, but rather by environmental considerations, including the accommodation of wildlife passage and the minimization of ecological fragmentation. As a result, the available hydraulic capacity far exceeds the flow rates experienced at the site, rendering the minor elevation difference hydraulically insignificant.

Given the very low flow regime, the oversized culvert geometry, and the absence of any observed or anticipated hydraulic or erosional impacts, resetting the culverts to the originally approved elevation would not provide a measurable environmental or hydraulic benefit. Conversely, such work would introduce additional disturbance within the wetland area that is not warranted based on site performance.



Based on the above, it is our professional opinion that the culvert crossing, as constructed, functions properly, conforms to the intent of the applicable regulations, and does not adversely affect wetland resources.

Please feel free to contact me if you have any questions or would like to discuss this further.

Respectfully submitted,



Ryan E. Thompson PE, LS

RCL Thompson LLC



CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

February 17, 2026

Stacy Radford
Zoning & Wetland Officer – Dept. of Land Use & Development
Town of Montville
310 Norwich-New London Tpke., Uncasville, CT 06382
Via Email: sradford@montville-ct.org

RE: Inland Wetland Application 24 IWC 7
339 Chesterfield Road Site Development
CLA-7873

Dear Stacy,

CLA has reviewed recently submitted documents as part of an application to remediate a previously documented wetland violation on the 339 Chesterfield Rd site. The documents are as follows:

1. A letter prepared and stamped by Ryan E Thompson P.E. date stamped received by the town of Montville Feb 2026.
2. A Proposed Wetland Compliance Plan prepared by RLC dated January 8, 2026, revised 2/4/26 scale 1" = 30'. The plan is not stamped. Future submittals need to be stamped by the engineer.
 1. If the applicant wishes to request permission for the stone walls, constructed in the upland review zone near Chesterfield Rd the plan should call out "wall within the upland review zone to remain" on the plan and provide the linear footage involved.
 2. Provide a rationale for keeping the unpermitted stonewalls at the wetland crossing. Is the desire to come into compliance with Town Standards? Are there safety issues? If so, quantify the area and volume of fill.
 3. The driveway was not constructed per plan, and unpermitted fill was placed in the wetland from flags approximately 113 to 117. At no time did staff indicate that this fill could remain. Revise the plan to show removal and wetland restoration.
 4. Provide E&S locations and details for the work proposed
 5. The area for the reserve septic has been removed from the revised plan and must be shown
 6. The plan needs a statement that staff will be notified 48 hours in advance of any work commencing.
 7. The plan needs a statement that the work will be overseen by a certified soil scientist who will provide a completion report.

Thank you for the opportunity to provide these comments. Please feel free to call or email with any questions or comments.

Very truly yours,
CLA Engineers, Inc.

A handwritten signature in blue ink that reads "Robert Russo". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.

Robert Russo C.S.S.