

**Town of Montville Inland Wetlands Commission  
310 Norwich-New London Turnpike  
Uncasville, CT 06382  
(860) 848-6779  
Town Hall – Town Council Chambers**

**Regular Meeting Minutes  
March 19, 2026**

**1. Call To Order:**

Chairperson Brush called the meeting to order at 6:00 p.m.

**2. Roll Call:**

**Present:** Chairperson Douglas Brush, Vice-Chair Raymond Occhialini, Commissioners Eric Majewski, Robert Roshto and Anthony Vellucci. Commissioner Jessica LeClair was absent. A quorum was present.

Also present was Zoning & Wetlands Officer (ZWO) Stacy Radford.

**3. Minutes:**

a. Approval of Minutes of the January 15, 2026 Regular Meeting.

**MOTION:** To approve the Commission January 15, 2026 Regular Meeting Minutes. **(Occhialini/Majewski). Vote: (5-0-0). APPROVED.**

**4. Public Hearing/Application:** None

**5. Show Cause Hearing:** None

**6. Remarks from the Public not relating to items on the agenda:** None

**7. Old Business:**

a. **Noble Hill Road** (Parcel ID: 061-002-000) Oakdale, CT – Owner: Jeffrey Phillips and Jennifer Michaels – update ongoing enforcement action – Cease & Correct Order – Unpermitted activities within the wetland and 50’ upland review areas. *(Tabled from 05/15/2025 meeting.)*

**SUMMARY OF EVENTS:**

- On or about February 20, 2025, the Town of Montville Planning & Zoning Commission received notice from the Town of Bozrah, of a Public Hearing for a Special Exception and Site Plan Application for a potential event venue at 410 Salem Turnpike. Said Notice was forwarded to the Planning & Zoning Commission in accordance with Connecticut General Statutes pertaining to the requirement of a referral to any abutting municipality. During the review of the properties located within the immediate vicinity of the proposed event venue via the Town of Montville GIS (Geographic Information System); Assistant Planner Meredith Badalucca; noticed a large area of disturbance on the property (Parcel ID: 061002-000) which is the subject of this Show Cause Hearing.
- An inspection of the property file was conducted to determine if there were any Permits applied for or issued for any such disturbance. None were found.
- Additional research of the property was conducted utilizing the GIS to view aerial photos of the property.
- Copies of the following photos are attached to this Report.
  - Aerial Photo of 2023\*
  - Aerial Photo of 2023 specifically of the area of disturbance\*
  - Aerial Photo of 2023 with State of CT Wetland Layers\*
  - Aerial Photo of 2019\*
  - Aerial Photo of 2018\*
  - Aerial Photo of 2016\*
  - Aerial Photo of 2014\*
  - Aerial Photo of 2012\*

- Aerial Photo of 2010\*

\*These photos are not attached to the minutes.

- Further research showed that the current property owners, Jeffrey Phillips and Jennifer Michaels purchased the property, 62.21 acres in January of 2018. I would like to note that during the time before and after Mr. Phillips and Ms. Michaels purchased the property, there has been excavation ongoing. I would also like to note that a Timber Harvest was conducted in September of 2014, and the previous property owner did obtain an As of Right Permit from this Commission.
- On February 24, 2025, a Notice of Apparent Violation / Request for Voluntary Compliance was forwarded to the property owners. A copy of the Notice is attached; however, I would like to read the same into the record. The Notice was mailed via Regular and Certified Mail and signed for by Jeffrey Phillips, confirmed on the green return receipt card which I have also attached hereto and will be entering into the record. (A copy of the Notice and green card receipt card are included in these minutes as Attachment A and B, respectively.
- On March 5, 2025, the property owner, Jeffrey Phillips called and left a message confirming receipt of the Notice of Apparent Violation / Request for Voluntary Compliance.
- On March 6, 2025, I returned a call to Jeffrey Phillips and arranged a site visit on March 14, 2025 at 11:00 a.m. Due to the potential size of disturbance, the Town Engineer and Town Soil Scientist were requested to attend said site visit.
- On March 14, 2025 myself; Assistant Planner Meredith Badalucca; Town Engineer Kyle Haubert of CLA and Soil Scientist Robert “Bob” Russo of CLA met with property owner Jeffrey Phillips. Mr. Phillips agreed to walk the entire property with us.
- Photographs were taken during the site visit, and a complete Inspection Report is attached to this Report. Bob Russo will take some time to explain what was observed in the field, as well as explain some of the photographs of the Inspection Report, at the conclusion of this Summary of Events.
- After the site visit and the determination that there was a confirmed wetlands violation, I prepared an additional Notice of Violation / Request for Compliance, dated March 14, 2025 and forwarded a copy to the property owners via Regular and Certified Mail, as well as email. A copy of the Notice is attached; however, I would like to read it into the record. Receipt of this letter is also confirmed on the green return receipt card which was signed for, but the signature is illegible, and I have attached a copy and would like to enter it into the record.
- The Notice was also forwarded via email to the State of Connecticut DEEP and the Army Corp of Engineers.
- Notice of Show Cause Hearing was prepared and posted on the Town of Montville website and forwarded to The Day newspaper.
- On March 18, 2025, the property owner, Jeffrey Phillips forwarded an email, along with a photograph of the woodchips that he spread over an area which Bob Russo had requested be done during our site visit.
- On March 19, 2025, a letter was forwarded to the Town Clerk of the Town of Bozrah advising them of the Public Hearing regarding this violation, in accordance with Connecticut General Statutes.
- On March 19, 2025, I received a call from James Sipperly, a Soil Scientist, who indicated that he had been retained by the property owners regarding the current wetland violation. Mr. Sipperly indicated that he has delineated the wetlands on the property, however, has not prepared a Report or a Remediation Plan to be presented to the Commission. He asked if the Commission would continue the Hearing until next month for him to present on behalf of his clients.

Additional Exhibits were reported by ZWO Radford on April 17, 2025 as follows:

11. Notice of Decision letter to property owners, dated April 8, 2025;
12. Email to property owners, including a copy of Notice of Decision letter from March 20, 2025 Show Cause Hearing, dated April 8, 2025;
13. Email to State of CT DEEP; Army Corp of Engineers; Bob Russo, Soil Scientist of CLA; and Kyle Haubert, Engineer of CLA; including a copy of Notice of Decision letter from March 20, 2025 Show Cause Hearing, dated April 8, 2025;
14. Staff Report 2, dated April 17, 2025.

### **UPDATED SUMMARY OF EVENTS (1):**

- At the last meeting of March 20, 2025, this Commission voted to UPHOLD the Notice of Violation; continue the Show Cause Hearing to its next scheduled meeting; and keep this item on the Agenda for future Meetings, until such time as the violation has been rectified.
- On April 5, 2025, Chairman Brush, Bob Russo (Town of Montville Soil Scientist) and myself participated in a site walk of the property. Jeffrey Phillips (the property owner) and Jim Sipperly (Mr. Phillips' Soil Scientist) were also present.
- On April 14, 2025, I received a call from Mr. Phillips who confirmed that he has retained the services of both a Soil Scientist (Jim Sipperly) and a Professional Engineer (Mark Reynolds). Mr. Sipperly had undergone a procedure which has rendered it impossible for him to complete the additional delineations for the Wetlands Report and the Remediation Plan. Mr. Phillips requested a continuance until our next regularly scheduled meeting on May 15, 2025.

### **UPDATED SUMMARY OF EVENTS (2):**

- At the last meeting of April 17, 2025, this Commission voted to continue the Show Cause Hearing at the request of the property owner due to the fact that his Soil Scientist needed additional time to prepare and present a Report and Remediation Plan, following a recent medical procedure.
- Chairman Brush asked questions of Bob Russo (Town of Montville Soil Scientist) following the site walk on April 5, 2025; specifically, if the recent gravel excavation at the site (west of the unpermitted culvert) caused or has the potential to cause dewatering of the upslope wetland. This question was referred to James Sipperly (Soil Scientist on behalf of the property owner) for response.
- On May 6, 2025, I received an email from Mark Reynolds (Professional Engineer on behalf of the property owner) who advised that he had been retained to provide an existing conditions survey of the interest area, including locating the wetland flags, previously marked by James Sipperly. He also advised that he would be preparing and submitting a Grading/Erosion & Sedimentation Control/Stabilization Plan.
- On May 9, 2025, I received a call from Mr. Phillips inquiring if it is possible that he continue to mow a path through to the back portion of his property for walking of his dog. Previously, had told Mr. Phillips that he should refrain from doing anything further to the property until such time as a Remediation Plan had been presented and approved by the Commission. I instructed Mr. Phillips that he should request this permission directly from the Commission at this meeting.
- On May 13, 2025, I received a Topographical Survey w/Wetlands or an Existing Conditions Survey dated May 12, 2025 from Mark Reynolds, Land Surveyor from Rob Hellstrom Land Surveying, LLC. A copy of same is attached to this Staff Report.
- On May 14, 2025, I received a Wetland Report and Remediation Plan dated May 13, 2025 from James Sipperly, Certified Soil Scientist. A copy of this is also attached to this Staff Report. I would like to mention that the "temporary structure" which Mr. Sipperly mentions in his Report, although the re-location is not a wetland concern, this will need to be addressed during the Zoning Enforcement action, as accessory structures are not allowed in accordance with Section 4.10.4.2 of the Montville Zoning Regulations.
- A copy of the Existing Conditions Survey and the Wetland Report / Remediation Plan was forwarded to the Town Soil Scientist Bob Russo on May 14, 2025. No formal written review has been provided.

### **UPDATED SUMMARY OF EVENTS (3):**

- At the last meeting of May 15, 2025, this Commission voted to continue the Show Cause Hearing until the next meeting of June 12, 2025. The Commission advised the Applicant and his Engineer that an Application must be submitted for the next meeting, along with an explanation of remediation; including the culvert which was placed without permits.
- The Commission also inquired about the additionally excavated area, closer to the site entrance, and if wetlands were located in this area.
- The Commission agreed to allow the property owner to continue to mow a pathway to walk his dog along his property.

- On May 21, 2025, review comments were received from Robert Russo, Certified Soil Scientist on behalf of the Town of Montville and listed as Exhibit #21. A copy is attached to this Staff Report.
- On May 23, 2025, Staff met with Mark Reynolds (Professional Engineer on behalf of the property owner). Mr. Reynolds was provided with a copy of the May 21, 2025 review comments received by Robert Russo. Mr. Reynolds provided to Staff a copy of a letter dated April 23, 2025 received by Mr. Phillips from the Army Corps of Engineers, listed as Exhibit #22. A copy is attached to this Staff Report.
- On May 27, 2025, Staff forwarded an email to Mark Reynolds, James Sipperly and Jeffrey Phillips confirming the meeting of May 23, 2025 with Mark Reynolds and including a brief explanation of what should be submitted prior to the June 12, 2025 meeting.
- On May 29, 2025, Mark Reynolds advised Staff that it was his understanding that Attorney McCoy of Heller, Heller & McCoy would be representing Mr. Phillips.
- On June 4, 2025, Staff received a call from Attorney William McCoy indicating that he would be representing Mr. Phillips in this matter and would forward a copy of an Authorization of same. Staff provided to Attorney McCoy a copy of the May 21, 2025 review comments of Robert Russo, as well as a copy of Staff's email of May 27, 2025 to Mark Reynolds, James Sipperly, and Mr. Phillips.
- On June 6, 2025, Staff received "Additional Inland Wetland Soils and Watercourses Investigation and Delineation, Noble Hill Road (Parcel ID: 061-002-000) Owner: Jeffrey Phillips & Jennifer Michaels" from James Sipperly, Certified Soil Scientist on behalf of the property owners, listed as Exhibit #23. A copy is attached to this Staff Report.
- On June 6, 2025, Staff referred a copy of the Wetlands Report dated June 6, 2025 to Robert Russo for his review and comment. Comments were received back from Mr. Russo dated June 9, 2025 and listed as Exhibit #24. A copy is attached to this Staff Report.
- On June 11, 2025, Staff received an Authorization form from the property owners, Jeffrey Phillips and Jennifer Michaels, authorizing the law offices of Heller, Heller & McCoy to act as an agent on their behalf, listed as Exhibit #25. A copy is attached to this Staff Report.

**UPDATED SUMMARY OF EVENTS (4):**

- At the last meeting of June 12, 2025, Attorney William McCoy presented to this Commission that he would be preparing an after-the-fact Application to be submitted at the next meeting of July 17, 2025.
- On July 8, 2025, Staff received an Application, Narrative, a copy of Wetland Reports dated June 6, 2025 and May 13, 2025, a list of property abutter's and a Plan entitled "Topographic Survey w/Wetlands dated May 12, 2025 revised June 25, 2025."

**UPDATED SUMMARY OF EVENTS (5):**

- At the last meeting of July 17, 2025, Attorney William McCoy presented to this Commission that he had submitted an after-the-fact Application for consideration. Attorney McCoy indicated that he would make a full presentation at the next meeting of August 21, 2025.
- At the May 15, 2025 meeting, Staff discussed the reimbursement to the Town of Montville for fees expended for the services of the Town Soil Scientist and Professional Engineer. According to the Inland Wetland & Watercourses Regulations Section 20.6 Summary of Ordinance No. 2007-002, a copy of which is attached and highlighted, refers to additional expenses which can be charged to an Applicant. Currently a total of \$3,025.00 has been expended as part of the violation:
  - Invoice #1 - \$1,525.00
  - Invoice #2 --- \$750.00
  - Invoice #3 ----\$600.00
  - Invoice #4 -----\$150.00
- Additional invoices may continue to accrue depending on future inspections which may be required for this violation. Accordingly, the reimbursement of same is something that this Commission will need to vote on. All invoices received pertaining to the review of Application #: 25 IWC 14 (after-the-fact Permit) will be kept separate.

**UPDATED SUMMARY OF EVENTS (6):**

- At the last meeting of August 21, 2025, this Commission issued an after-the-fact Permit for excavation and the removal of earth products within regulated areas, pursuant to Application #: 25 IWC 14. Part of this approval was the submittal of an E&S Control Bond in the amount of \$8,342.00. On September 8, 2025, the property owner delivered the cash Bond, however, no submission of an Application to the Planning & Zoning Commission for the stabilization of the (2) large holes on the property has been received to date.
- At the August 21, 2025 meeting, this Commission made a Motion for the Applicant to reimburse the Town of Montville, in the amount of \$3,025.00, as fees for services performed by the Town Soil Scientist and the Town Engineer. The Applicant requested, through his attorney, a breakdown of each of the bills, which was provided on September 2, 2025 and on September 8, 2025, the property owner paid these fees in full.

**UPDATED SUMMARY OF EVENTS (7):**

- On September 23, 2025, I received a call from Mr. Phillips who advised me that the boat structure has been removed, top soil had been added to the area shown on the mitigation plan, rip-rap had been added to the scouring hole in the area of the wetland crossing/culvert, and he was in the process of spreading the wetland seed mix and haying the disturbed area.
- On September 24, 2025, I met with Mr. Phillips on his property to conduct a follow-up inspection (see Inspection Report dated 09/24/2025 attached).
- Mr. Phillips is working diligently to get his Application submitted to the Planning & Zoning Commission for their October 28, 2025 meeting.

**UPDATED SUMMARY OF EVENTS (8):**

- On October 30, 2025, I received a call from Attorney William McCoy on behalf of the property owners,
- and he indicated that the Application for the Planning & Zoning Commission is about ready for submission.
- On November 17, 2025, I spoke with Jeff Phillips who indicated that he really needs to get the stockpile of fill, which he is currently holding on his property, spread before the pile freezes. I explained to him that we are still waiting for submission to the Planning & Zoning Commission.
- Additional telephone messages left for Jeff Phillips and Attorney McCoy have gone unanswered.

**UPDATED SUMMARY OF EVENTS (9):**

- On November 21, 2025, I received a call from Jeff Phillips who indicated that he spoke with his Engineer who expects to have all Plans prepared and submitted to our Office for presentation at the Planning & Zoning Commission on December 9, 2025.
- No Plans have been received by our office to date.

**UPDATED SUMMARY OF EVENTS (10):**

- On December 29, 2025, I contacted Jeff Phillips who advised that he has not heard anything from his Engineer to date. He would follow-up with him and his Attorney for an update.
- To date no Application or Plan has been received by our office.

**STAFF RECOMMENDATIONS (1):**

- The Commission continue the Show Cause Hearing to the next regularly scheduled meeting on June 12, 2025, to allow the following:
- Preparation and submission of a formal Remediation Plan shown on a Survey.
- The submission of an E&S Control and Restoration Bond Estimate by the property owner's Engineer to be reviewed and approved by CLA.
- The discussion and approval of the reimbursement to the Town of Montville of expended fees in accordance with Section 20 of the Inland Wetland & Watercourses Regulations by the property owner. Currently bills total \$2,275.00, broken down as \$1,525 for the period of March 3, 2025--March 30, 2025 and \$750 for the period of March 31, 2025--April 27, 2025; copies of the bills are attached to this Staff Report. Fees will continue to accrue until such time as this matter has been rectified to the satisfaction

of this Commission. The reimbursement of same is something that the Commission will need to vote on.

- The setting of a deadline for the commencement of remediation with the requirement of post-construction inspections by the property owner's Soil Scientist for a period of (2) years after completion of remediation.

**STAFF RECOMMENDATIONS (2):**

That the Commission continue this matter to the next regularly scheduled meeting on July 17, 2025, to allow Attorney William McCoy time to familiarize himself with the file and prepare/submit an Application and supporting documentation on behalf of the property owners.

**STAFF RECOMMENDATIONS (3):**

- At the last meeting of June 12, 2025, Attorney William McCoy presented to this Commission that he would be preparing an after-the-fact Application to be submitted at the next meeting of July 17, 2025.
- On July 8, 2025, Staff received an Application, Narrative, a copy of Wetland Reports dated June 6, 2025 and May 13, 2025, a list of property abutter's and a Plan entitled "Topographic Survey w/Wetlands dated May 12, 2025 revised June 25, 2025."

**STAFF RECOMMENDATIONS(4):**

- The Commission continues this matter to the next regularly scheduled meeting on September 18, 2025 and continue to do so until a Remediation Plan has been agreed to by this Commission.
- ZWO Radford read the revised Updated Summary of Events into the record and reported having mistakenly mixed up the staff report with the after-the-fact application on which the reimbursable expenses were added. The revision was discussed with Applicant's Attorney McCoy.

**STAFF RECOMMENDATIONS (5):**

- The Commission continue this matter to the next regularly scheduled meeting on October 16, 2025 and continue to do so until this matter has been resolved to the satisfaction of this Commission.

**STAFF RECOMMENDATIONS (6):**

- The Commission continue this matter to the next regularly scheduled meeting on November 20, 2025 and continue to do so until this matter has been resolved to the satisfaction of this Commission.

**STAFF RECOMMENDATIONS (7):**

- The Commission continue this matter to the next regularly scheduled meeting on December 18, 2025 and continue to do so until this matter has been resolved to the satisfaction of this Commission.

**STAFF RECOMMENDATIONS (8):**

- The Commission continue this matter to the next regularly scheduled meeting on January 15, 2026 and continue to do so until this matter has been resolved to the satisfaction of this Commission.

ZWO Radford read into the record the Updated Summary of Events and Staff Recommendations.

**STAFF RECOMMENDATIONS (9):**

- That the Commission continue this matter to the next regularly scheduled meeting on February 19, 2026 and continue to do so until this matter has been resolved to the satisfaction of the Commission.

**UPDATED SUMMARY OF EVENTS (11):**

- On February 9, 2026, I spoke with Jeff Phillips who advised that he spoke with his P.E. and the Plans have been completed and are being forwarded to Attorney Bill McCoy for submission to the Planning & Zoning Commission.
- I spoke with Attorney Bill McCoy and reminded him of the next scheduled Planning & Zoning Commission meetings on February 24<sup>th</sup> and March 24<sup>th</sup>, 2026. Attorney McCoy indicated that he would be submitting an Application as soon as he received the completed Plans is nearly six (6) months delayed
- To date no Application or Plan has been received by our office.

ZWO Radford read an Updated Summary of Events and Staff Recommendations into the record. The Commission noted that this Application seems like a matter of kicking the can as the information and the site plan from the surveyor has been nearly six (6) months delayed. The ZWO reported that material has been brought in at the site to refill holes as a good rate was obtained; the ZWO granted permission to stockpile the material on site. The ZWO also received an email from Applicant's Attorney McCoy who reported he still

does not have the site plan. If no information is presented at the next regularly scheduled meeting of the Commission on April 16, 2026, the Commission will the pursue a next step and/or refer the matter to the Town Attorney.

**MOTION:** To continue this matter to the next regularly scheduled meeting on April 16, 2026 and continue to do so until this matter has been resolved to the satisfaction of this Commission. **(Occhialini/Roshto).**  
**Vote: (5-0-0). APPROVED.**

**b. 25 IWC 25** – 428 Fire Street (Parcel ID: 014-003-000) Oakdale, CT; Owner/Applicant: Mark Desrosier; for regulated activities to make repairs to driveway in wetlands and URA; (*Submitted 09/19/25, Date of Receipt 10/16/25, DRD 12/20/25*); *65-day (retroactive) Extension—02/23/2026*) -- **WITHDRAWN**  
ZWO Radford reported for the record a copy of Applicant’s withdrawal. There was a timeline issue due to the cancelation of the February 19, 2026 Commission meeting. It was suggested that the Applicant withdraw the application and reapply.

**c. 25 IWC 29** – New London Turnpike (Parcel ID: N/A) Uncasville, CT: Owner/Applicant: City of Norwich, Department of Public Works; for regulated activities within the upland review area in conjunction with the installation of sidewalks; (*Submitted 12/11/2025, Date of Receipt 12/18/2025, DRD 02/21/2026*)

**TECHNICAL REVIEW COMMENTS:**

- Plan Set - Sheet 5 of 5 (upper left corner) Erosion & Sediment Control Notes #1-7. Please remove the duplicate language in each of the (7) lines.
- Plan Set – Sheet 5 of 5 (upper right corner) Erosion and Sediment Control Narrative. Section II. Narrative. A. Description of Development. Please correct the spelling of Montville.
- Plan Set – Sheet 5 of 5 (upper right corner) Erosion and Sediment Control Narrative. Please add Montville WEO to be present for any inspection of the silt fence in each of the stages, prior to the commencement of any construction.

**STAFF COMMENTS IN REVIEW:**

- This Application is for regulated activities within the upland review area in conjunction with the installation of sidewalks in accordance with the New London Turnpike Sidewalks and Road Rehabilitation.
- This entire scope of the overall project involves the installation of a 0.75 mile sidewalk to complete pedestrian access between Route 82 and Route 32, enhancing safety and roadway conditions along the corridor.
- The work will include approximately 1,130 LF of work within the roadway which is within the upland review area. The work will include the installation of approximately 240 linear feet of 5’ wide concrete sidewalks, milling and replacement with 2.5 inches of bituminous pavement in two lifts, and construction of approximately 68 linear feet of new embankment wall. Additional work includes the removal and resetting of approximately 43 linear feet of metal beam rails, replacement of six catch basin tops with ADA-compliant grates, removal of two utility poles, and minor grading and site adjustments, as required. The project includes the resurfacing of the bridge surface only over the brook, with no cut, fill or removal activities planned within the actual watercourse or wetland area.
- Erosion and sediment controls will be implemented within the project area to protect drainage inlets and adjacent vegetated areas outside of the project limits. Erosion controls will include silt sacks for catch basins and double-row silt fencing along downslope areas to protect the wetlands. All practices will be in accordance with the 2023 Connecticut Guidelines for Soil Erosion and Sediment Control.
- This project provides improvements to pedestrian connectivity and roadway safety while minimizing impacts to upland and wetland areas. The project work will be limited to within the roadway for repaving and minor work for the installation of the sidewalk. All bridge work will be contained to the road surface with no impacts to the bridge structure.

**AGENCY COMMENTS:**

- Town Soil Scientist – The referral for comments was forwarded on December 12, 2025 and comments were received on January 8, 2026 and a revised Plan. These comments were forwarded to the Applicant for response, which was received on January 15, 2026. Responses were forwarded to the Town Soil Scientist and additional comments are pending.

**NEW STAFF COMMENTS (1):**

- On January 6, 2026, the Applicant provided a response to Staff's Technical Review comments of December 18, 2025 and a revised Plan. All Staff comments have been addressed.
- This Application was referred to the Town Soil Scientist on December 12, 2025 and comments were received on January 8, 2026 (copy attached). These comments were forwarded to the Applicant for their response which was received on January 15, 2026 (copy attached). The responses were forwarded to the Town Soil Scientist and additional comments are pending.
- One of the comments of the Town Soil Scientist was that the wetlands were not delineated on the Site Plan by a certified Soil Scientist. Staff had discussion with the Town Soil Scientist after receipt of the Applicant's responses to his comments regarding same and he inquired if the Commission deemed the regulated activities as significant, to which I responded that the Commission did not. Pursuant to Section 7.6 of the Inland Wetlands and Watercourses Regulations for the Town of Montville, should the Commission deem the proposed activities as significant impact, the Commission "shall require the applicant to have the wetlands delineated in the field by a soil scientist and that the field delineation be incorporated onto the site plan". Bob Russo, Certified Soil Scientist for the Town of Montville gave his verbal recommendation that this activity not be deemed significant activity because the work is not within the wetlands and the work is within an existing developed area.
- The Applicant has submitted a request for waiver of fees with their original Application, which this Commission will need to make a determination on. At this time, Staff would not recommend the approval of a waiver of the Application fees as this Application has been referred out to the Soil Scientist and fees are beginning to accrue, in excess of the \$200 Application fee.

**NEW STAFF COMMENTS (2)**

- Final review comments were received by the Town Soil Scientist on January 20, 2026, indicating that all previous comments had been addressed.
- Due to the fact that the February 19, 2026 IWC Meeting was canceled due to a lack of quorum, the Applicant was asked to provide a Request for Extension of Time, which would be voted on by this Commission, retroactively to the date to render a decision of February 21, 2026. A Request for Extension of Time was received on February 19, 2026, requesting a 35-day extension of time to March 27, 2026 (a copy of which is attached).
- On March 4, 2026, the Applicant provided a revised Plan set which was forwarded to the Town Soil Scientist for review and comment. The Applicant advised that the only change to the Plan was the relocation of utility poles. The Town Soil Scientist reviewed the revised Plan and had no further comments.

ZWO Radford read New Staff Comments into the record. The Commission asked about the status of this Application; the ZWO responded that it was accepted at the last Commission meeting. The Applicant emailed a request for extension of time on February 19, 2026. It requested an extension of time for the decision deadline that was originally February 21, 2026 to March 27, 2026 as the February Commission meeting was canceled.

**MOTION:** I make a Motion to grant a 35-day extension of time, retroactively from February 21, 2026 to March 27, 2026. **(Occhialini/Vellucci). Vote: (5-0-0). APPROVED.**

**MOTION:** After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve Application #25 IWC 29 – New London Tpke (Parcel ID: N/A), Uncasville, CT: Owner/Applicant: City of Norwich, Department of Public Works; for regulated activities within the upland review area in conjunction with the installation of sidewalks, per the Application and

associated documents dated December 11, 2025 and plan entitled, “New London Turnpike Topographic Survey prepared for the City of Norwich, Connecticut, dated May 6, 2022 and revised March 4, 2026.” Standard reasons for approval and standard conditions of approval apply. **(Occhialini/Vellucci). Vote: (5-0-0). APPROVED.**

- d. **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; *(Submitted 01/09/2026, Date of Receipt 01/15/2026, DRD 03/21/2026)*

**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, I, 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.”
- All of the above Technical Review comments have been discussed with the Applicant and addressed on the revised Plan dated January 8, 2026 REV February 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.

**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 response. A final response was received on March 17, 2026 and the Soil Scientist provided his final comments.

**NEW STAFF COMMENTS:**

- 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.
- On March 17, 2026 the Applicant provided responses to the February 17, 2026 comments and a revised Site Plan (copies attached). Same was forwarded to the Town Soil Scientist for his review and comments. Bob Russo, Certified Soil Scientist confirmed he had no further comments however he did note, “the applicant has requested that some fill erroneously placed for construction of the driveway remain in the wetland and that additional fill be placed to widen the driveway crossing. The Commission will have to consider the merits of each of the two areas of wetlands fill based on the information provided by the applicant.” (a copy is attached).

ZWO Radford read New Staff Comments and Agency Comments into the record and also noted that the Technical Review Comments in the Staff Report still need to be addressed per her review. Present was Professional Engineer Ryan Thompson on behalf of the Applicant. The PE remarked that the Commission approved the application two (2) years ago and that construction is complete. But there are two (2) areas of concern and two (2) ancillary items that were addressed. He reported that the driveway encroaches on the wetlands by 100 sq ft. that was not previously approved. It was also reported that there is 2.0% encroachment on two (2) wetland systems that are rich, diverse and economically sound and but do not affect the waterway. The PE also referred to a previously approved wetlands crossing during construction to build a rock wall and asked that it be allowed to stay to have a 50-foot access for an emergency vehicle—roughly 40 sq. ft. He also noted that some stone walls by the road are on the wetlands review area. The PE responded to questions of the Commission concerning (1) the visual setup of the driveway and its size that was misrepresented; (2) the turn for fire apparatus that is worse than the other and should have been offset to the driveway; (3) why is a turning radius needed at the bottom but not the top; (4) the status of the HDPE culverts and (5) what is the stone fill at the base of the wall. The Commission commented on the following: (1) the driveway access for emergency apparatus that was a problem when first presented and is different than what was described initially; (2) the extension of the pipe that is 99% efficient per the PE; (3) the DOT requirement for turning radius; (4) the turning radius that does not come under the purview of the Commission unless an issue with the wall occurs; and (5) that what was seen and explained during the site walk is different than the work actually done and is it anticipated that no additional changes will occur. Thereafter, the Commission made a recommendation to the ZWO that the Town Fire Marshal provides approval of the turning radius and that it is referred to the Fire Chief as well. Conditional approval by the Commission was an option proposed by

the ZWO pending verification from the Fire Marshal. Action will be taken on the same. The PE noted that he could provide an updated site plan showing removal of the stone walls if needed.

**MOTION:** After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve 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, per the Application and associated documents dated January 9, 2026 and plan entitled, “Proposed Wetland Compliance Plan 339 Chesterfield Road, Oakdale, CT, dated January 8, 2026 and revised March 4, 2026.” This is a conditional approval in that the Applicant provides to the ZWO the turning radius for the entrance of the site to be provided to the Fire Marshal and also the Fire Chief. **(Brush/Occhialini). Vote: (4-1-0). Opposition: Commissioner Occhialini. APPROVED.**

**8. New Business:**

- a. **26 IWC 3** – 428 Fire Street (Parcel ID: 014-003-000) Oakdale, CT; Owner/Applicant Mark Derosier; for regulated activities to make repairs to driveway in wetlands and URA; (*Submitted 02/20/2026, Date of Receipt 03/19/2026, DRD 05/23/2026*)

**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. I 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, I and Assistant Planner Meredith Badalucca met with the property owner. 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 under Application #25 IWC 25. During the review process of this Application, additional information was required and the date to render a decision was expiring so the Applicant chose to Withdraw that Application and re-apply.
- On February 20, 2026, the Applicant submitted a new Application and supporting documents. These documents were referred to the Town Soil Scientist on February 25, 2026 and comments were received back on March 3, 2026 (copy attached). Town Soil Scientist Bob Russo indicates in his comments that “The materials submitted to date do not constitute an adequate mitigation plan or stream crossing design. A survey plan showing the wetlands boundary, topography, and other relevant features needs to be prepared to serve as a base plan upon which the engineer and soil scientist can lay out the wetland restoration plan in full detail. Section 7 of the Montville IWC regulations provides guidance as to what constitutes a complete applicant.”
- On March 5, 2026, the Town Soil Scientist’s comments were forwarded to the Applicant and no response has been received to date.

**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 February 25, 2026 and comments were received on March 3, 2026 (a copy is attached).

ZWO Radford read Staff Comments and Agency Comments into the record. The Owner/Applicant Mark Desrosier was present and reported that the Soil Scientist came to the site to reset and reestablish the flags. Boundaries will come to the site in the next two (2) weeks—they have a plan of the original wetlands with elevations, contours and delineations. He added that the Soil Scientist inquired about putting the sediment back as it was deemed to not be a good idea as it is clogging the driveway holes. The Applicant also reported that the PE has two (2) plans for over the top of the driveway—one (1) for a trench and the other a 6-inch pipe. The Commission noted that the Applicant needed to obtain the information from the PE and the Soil Scientist as it had questions concerning the basis for the calculations and the plan for the 180 acres of land that flows through with water—the basis for the plan being designated by Town Soil Scientist Russo as incomplete. A plan that describes the intent for the site, a drawing of the site and the presence of the PE who needs to be present to explain these details were deemed as necessary by the Commission. A site walk was of the property was declined by the Commission.

**MOTION:** I make a motion to continue Application #26 IWC 3 – 428 Fire Street (Parcel: 014-003-000), Oakdale, CT – Owner/Applicant: Mark Desrosier for regulated activities with the wetlands and upland review area for repairs to an existing driveway due to the flooding, until the next regularly scheduled meeting on April 16, 2026. **(Roshto/Majewski). Vote: (5-0-0). APPROVED.**

- b. 26 IWC 4 –Butlertown Road; (Parcel ID: N.A) Oakdale, CT; Owner/Applicant: Town of Montville; for regulated activities within the URA for a roadway improvement project; (Submitted 03/10/2026, Date of Receipt 03/19/2026, DRD 05/23/2026)**

**STAFF COMMENTS:**

- This Application is for regulated activities within the upland review area in conjunction with a roadway improvement project for a portion of Butlertown Road from the Waterford town line in a northerly direction approximately 2,000 ft into the Town of Montville.

- The section of proposed work encompasses a portion of Butlertown Road consisting of single-family homes, industrial buildings, parking and staging areas.
- The Applicant indicates that the roadway is in poor structural condition and contains very narrow sections. Flat grades cause poor drainage and localized ponding. This project will utilize full-depth reclamation of existing asphalt roadway with localized widening to achieve a standard 22' cross section.
- The Applicant also states that “the longitudinal profile will be improved and cross slopes formalized and driveway aprons will be restored and shoulders re-graded to promote positive drainage from the roadway.”
- The Applicant points out that at the “northern limits of the project, a small portion of the improvements (2,100 sf) lie within the 50-foot upland review area of an inland wetland.”
- The wetlands were delineated by Robert Russo, C.S.S. of CLA in 2024.
- The Applicant states that the “portion of Butlertown Road to be reconstructed has no drainage system. At the northern limit of the project, an unnamed watercourse crosses beneath the road, via a 42 reinforced concrete pipe, and eventually drains to Latimer Brook. The stream is located at a low point in the road profile and receives roadway run-off from the south and approximately 100-feet to the north. Run-off from the roadway drains to the low point, leaves the roadway, flows down the embankment and enters to the watercourse on both sides of the road. Over time, this will lead to erosion of the embankment and undermine the guardrail posts that currently protect traffic from the steep slope.”
- The Applicant proposes to install a “bituminous berm that will contain and channel the run-off to a low point where two catch basins will be installed to collect the run-off and prevent the flow of stormwater over the embankment.” The downstream catch basin will include a “hydrodynamic separator to trap sediment and hydrocarbons that ordinarily would have entered the watercourse.”
- The Applicant then proposes vegetated swales (3' wide by 1' deep), where shoulder grading allows, to receive run-off from the roadway. “The intent of the swales is to capture and infiltrate run-off from smaller storm events, that ordinarily, would run-off onto adjacent property or been conveyed towards the watercourse.”
- The Applicant finally states that “construction stormwater and erosion and sedimentation measures throughout the work area will be managed by implementing erosion control devices including inlet sedimentation controls at new catch basin locations and silt fence and haybales provided and maintained downgradient of disturbed soils to delineate the limits of construction and protect the surrounding area from sedimentation. Provisions for seeding and site stabilization after construction are also included in the plans.”

**AGENCY COMMENTS:**

- Town Soil Scientist – No referral for comment was obtained being that this is a Town Project and all work has been reviewed and approved by the Town Soil Scientist, Robert Russo.

ZWO Radford read the Staff Comments and Agency Comments into the record. Professional Engineer Kyle Haubert of CLA Engineers began working with the Town Public Works Department in 2024 to reconstruct Butlertown Road. Two Thousand feet to the end at the Waterford Town line and 1500 feet south of Butlertown Road and a 42-inch culvert is a low portion that crosses the road. The last section of the road needs to be filled due to heavier traffic and deterioration due to age creating potholes. The road will be ground into and reprofiled to provide for flows, swales and shallow areas to provide better drainage. There are two (2) catch basins at a lower point and the water will be cleansed before going into the culvert. The wetland has also been flagged. Public Works will map relocations before the work begins. The PE responded to Commission questions concerning the location of the hydrogen dynamic separator and how often is it cleaned (yearly); and whether the wetlands flags are still there given the local winter weather. The Commission chose to do a drive by site review.

**MOTION:** To continue Application #26 IWC 4 – Butlertown Road, Oakdale, CT – Owner/Applicant: Town of Montville for regulated activities within the upland review area in conjunction with a roadway improvement project, until the next regularly scheduled meeting on April 16, 2026. **(Roshto/Vellucci).**

**Vote: (5-0-0). APPROVED.**

- c. **26 IWC 5 – 2268 – 2284 Route 32** (Parcel IDS: 106-340-000, 106-035-000, 106-036-000) Uncasville, CT: Owner/Applicant: NNI Horizon View LLC; for a modification to previously approved Application #: 24 IWC 9 for development of three parcels for 57-unit multi-family building; (*Submitted 03/13/2026, Date of Receipt 03/19/2026; DRD 05/23/2026*).

**STAFF COMMENTS:**

- An Inland Wetland Permit was approved by this Commission on November 21, 2024; a copy of the Permit is attached hereto, and I have a copy of the approved Plan.
- On March 10, 2026, I received a copy of an update to the approved Plan, specifically Sheet C-2 Grading and Drainage Plan, received by the WPCA concerning a change to the proposed water and sewer connection on site. In review of the provided Sheet, it was determined that there were changes proposed that should be brought to the IWC for a request for modification.
- Staff was in contact with the Applicant and on March 13, 2026 an Application for modification, a narrative and Sheet C-2 Grading and Drainage Plan dated September 25, 2024 revised March 13, 2026 were submitted.
- The Applicant states that there were some revisions to the approved Plans for various reasons and specifically sets them out in the narrative dated March 13, 2026.
- The Applicant states that the “modifications are minor in nature and have no impacts to the previously approved paved area and/or disturbance within the upland review area.”
- The Application and supporting documents were forwarded to Robert Russo, Certified Soil Scientist of CLA on March 16, 2026. Comments were received and provided to the Applicant (see attached).
- On March 17, 2026 the Applicant provided a revised narrative, pursuant to the Town Soil Scientist’s comments, to include “Please note that the above modifications have NO CHANGE to the previously approved square footage of wetland or upland review areas being impacted.” This revised narrative was forwarded to the Town Soil Scientist for his review, and he indicated that all previous comments had been addressed and there were no further comments.

**AGENCY COMMENTS:**

- Town Soil Scientist – The referral for comments was forwarded on March 16, 2026. Comments were received back and forwarded to the Applicant who provided their response on March 17, 2026. Final comments were received indicating that all previous comments had been addressed and there were no further comments.

ZWO Radford read the Staff Report and Agency Comments into the record and reported having a copy of the plan should the Commission choose to review it. Attorney Bill Sweeney of TCORS law firm was present on behalf of the Applicant in addition to Roy Smith, the Project Engineer of RJ O’Connell & Associates, Inc. and Steve Caprizo of Honeycomb Real Estate Partners, LLC who was involved with the original project last year. Attorney Sweeney spoke of the positive press concerning the project, the support for affordable housing, and the minor tweaks to the project property line regarding a transformer. It was emphasized that there are no changes to the wetlands that is a small area along the northern property line with a plunge pool at the end of a drainage ditch. A formal application regarding the change was submitted for the purpose of transparency and Attorney Sweeney noted that he wanted to share a legal aspect with the Commission before its decision is made. Roy Smith a civil engineer spoke about the initial approval of the temporary and permanent disturbance to the wetlands and the disturbance in the URA as well as the proposal for an 18-inch pipe, part of the original approval, that is unchanged. A proposal for an 8-inch underdrain extension pipe to the catch basin to the electrical transformer was referenced. Questions were asked of the Commission concerning the location of the transformer, whether it is underground and everything that will involve changing inverts regarding drainage issues when the slope was cut. Attorney Sweeney concluded with consideration for the legal authority of the Commission and that it would consider the matter so that an appearance at the April meeting would not be necessary that is the aim of his client in order to move the project along. He noted that modification of an application based on minor changes is not addressed in the Town regulations or the CT General Statutes but is cited in the CT Land Use and Development treatise which

he read. The passage recognized that since the original approval is not being changed, that typically the Inland Wetlands Officer is allowed the right to approve that construction continue and particularly since there are no changes in the wetlands or URA as the work is being done under a paved driveway that was already approved. An application with a simple modification with no change does not require an approval delay.

**MOTION:** After giving due consideration to all relevant factors I approve the modification of application 24 IWC 9; 2268 – 2284 Route 32 (Parcel IDS: 106-340-000, 106-035-000, 106-036-000) Uncasville, CT; for a previously approved Application #: 24 IWC 9 for development of three parcels for 57-unit multi-family building.

**9. Correspondence:** None

**10. Other Business:** Review and discussion of IWC Fee Schedule

ZWO Radford reported that a revised fee schedule has not yet been implemented but the aim of the Land Use and Development Office is to refer the cost associated for Public Hearing notices back onto the Applicant. Public Hearing notices are currently \$250-plus per notice and according to the Connecticut General Statutes these notices must be published in the newspaper. The aim is to have all Commissions agree to increase fees to recoup these costs. The question is should there be a change in the fee schedule according to the Commission. Any suggestions for the same will be forwarded by Land Use and Development Director Goderre to TARP and thereafter their recommendations will be made to the Town Council. The Commission also considered violations for applicants that come back 4-5 times in addition to the costs associated with the Public Hearing. The fee for a Public Hearing is not inclusive of the costs for specific referrals or for the Soil Scientist. These fee changes would affect the Applicant. The ZWO reported that the Town's costs are comparable to surrounding towns although some charge higher fees. The Commission remarked that some towns have more wetlands and noted that the cost of damage to them would be a deterrent. The Commission also has the option of waiving the fees. **(Roshto/Majewski). Vote: (5-0-0). APPROVED.**

**11. Executive Session:** None

**12. Adjournment.**

**MOTION:** To adjourn the meeting at 7:21 p.m. **(Roshto/Majewski). Vote: (5-0-0). MEETING ADJOURNED.**

Gloria J. Gathers  
Recording Secretary  
Town of Montville

**AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN OF MONTVILLE WEBSITE UNDER THE "RESOURCES" LINK.**