



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



STAFF REPORT

APPLICATION# 26 IWC 8

REGULAR MEETING – THURSDAY, JUNE 18, 2026

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Sustainable Forestry Solutions, LLC – Logan Thompson
Property Owners: Nicholas Manavas & The Estate of Benjamin Sostre
Address: Old Colchester Road (Parcel ID: 022-008-000)
Property Owner: Charlene and Michael Pachiodo
Address: Old Colchester Road (Parcel ID: 022-001-000 & 022-009-000)
Date Submitted: June 8, 2026
Date Received by IWC: June 18, 2026 (*DRD – August 22, 2026*)

Applicant Request: As of Right Determination for Timber Harvest

Activity Description:

Wetland located on the property	25.5 Acres +/-, per Applicant
Watercourse/Waterbody Disturbance Area	0 LF, per Applicant
Upland Review Disturbance Area	< 25,000 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 Application is for 3 individual vacant parcels which are defined on the attached Map. Parcel # 1 is located at Old Colchester Road (Parcel ID: 022-008-000), is currently owned by Nicholas Manavas & The Estate of Benjamin Sostre and contains 68.09 acres. Parcel #2 is located at Old Colchester Road (Parcel ID: 022-001-000), currently owned by Charlene and Michael Pachiodo and contains 32.91 acres. Parcel #3 is located at Old Colchester Road (Parcel ID: 022-009-000), currently owned by Charlene and Michael Pachiodo and contains 35.37 acres.
- The properties are located in the R-120 zone on about 136.37 acres in total, contain regulated wetlands & watercourses and all (3) parcels are currently undeveloped.
- The Applicant states the primary goal of this timber harvest is to “maintain and promote a healthy, oak-dominated forest. The harvest will focus on removing mature tulip poplar,

along with lower-quality birch and maple, to create additional growing space and increase light availability for developing oak regeneration. Selective removal of some oak will also occur in areas where overcrowding is limiting growth, allowing higher-quality trees more room to develop.”

- The Applicant further states that “this treatment follows a shelterwood system, designed to establish a new generation of forest beneath the partial canopy of the existing stand. By retaining the healthiest and more desirable trees, this approach mimics natural disturbance patterns while maintaining a continuous forest cover. The remaining overstory will provide both seed source and protection, supporting the gradual establishment and growth of a new, well-structured forest over time.”
- The Applicant finally states that “this harvest will be a traditional harvest where all the trees designated for harvest will be felled by a chainsaw, a skidder will be used to pile the trees in the forest, then a forwarder will transport the trees to the log landing area. The tops of the trees and residual branches will be slashed three feet from the forest floor or lower.”
- Pursuant to the Applicant’s Narrative, there will be two stream crossings, which will be traversed using bridge mats arranged to prevent equipment from coming into contact with the wetland soils and “Conn, 2012 field guide of Best Management Practices will be used as reference for the timber harvest.”
- The amount of forest products to be harvested is 136 +/- acres, approximately 200,000 board feet, and approximately 160 cords.
- No estimated start date of the timber harvesting operation has been determined but the Applicant states that it will be done during the driest possible time and duration will be approximately 2-3 months.
- 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 8, submitted by Sustainable Forestry Solutions, LLC – Logan Thompson, on behalf of property owners, Nicholas Manavas & the Estate of Benjamin Sostre and Charlene and Michael Pachiodo, for a Timber Harvest and more fully described in the Timber Harvest Notification forms, dated May 15, 2026 with the associated Timber Harvest Map is a Permitted Use As of Right and, therefore, no permit is required.



022-008-000, 022-001-000, 022-009-000

Town of Montville, CT

1 inch = 750 Feet



www.cai-tech.com

June 9, 2026



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