



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



STAFF REPORT

APPLICATION# 26 IWC 9

REGULAR MEETING – THURSDAY, JULY 16, 2026

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant/Property Owner: Town of Montville

Address: Maple Avenue (Parcel ID: N/A), Montville, CT

Submitted: June 11, 2026

Date Received by IWC: June 18, 2026 (*DRD – August 22, 2026*)

Applicant Request: Regulated activities with the upland review area in conjunction with a roadway improvement project.

Activity Description:

Wetland Disturbance Area	0 SF (Per Applicant)
Watercourse/Waterbody Disturbance Area	0 LF (Per Applicant)
Upland Review Disturbance Area	25,575 SF (Per Applicant)

STAFF COMMENTS IN REVIEW:

- This Application is for regulated activities within the upland review area in conjunction with a roadway improvement project for the final portion of Maple Avenue from Route 163 to the Department of Public Works Maintenance Garage located at 225 Maple Avenue. The project site consists of approximately 5,850 L.F.
- This section of Maple Avenue lies within multiple zoning districts, including residential districts, light-industrial, industrial and government; and is mostly comprised of single-family homes, industrial buildings and commercial businesses.
- There are flat grades between the DPW Maintenance Garage and Bridge Street which cause poor drainage and localized ponding, which can be unsafe for the motoring public.
- The Applicant states that this project would consist of a full depth reclamation of the existing asphalt roadway in the area between the DPW Maintenance Garage and Bridge Street and the remainder of the project would be milled and overlaid with new asphalt.
- The Wetlands have not been flagged but have been located using aerial imagery and field observation by Certified Soil Scientist Kyle Lynch of CLA Engineers, Inc. on behalf of the Town of Montville in April of 2026.
- The Applicant states there are two identified areas of inland wetlands within the vicinity of the project area. One is located at the northwestern limits of the project where Maple Avenue follows the outline of Rockland Pond and the other lies in a low-lying portion of Maple Avenue. All wetlands drain into Oxoboxo Brook, which is a tributary to the Thames

River and Long Island Sound. All proposed work is above and upslope of the regulated wetlands.

- The Applicant states “no direct impact to wetlands is anticipated.”
- The Applicant also states that “the project proposes no change to the drainage regime but seeks to make minor stormwater improvements including the replacement of a section of existing drainage pipe which is thought to be compromised. New catch basin tops are proposed for several existing drainage catch basins. No new catch basin structures are proposed.”
- The Applicant states that “erosion and sedimentation measures will be managed by implementing erosion control devices including inlet sedimentation controls at catch basin locations and a compost sock downgradient of disturbed soils adjacent to Rockland Pond. Provisions for seeding and site stabilization after construction are also included in the plans.”
- Work is expected to begin in the Summer of 2026 and take approximately 6-8 weeks to complete.
- The Applicant finally states in part that “we do not anticipate the proposed development will have any impact on the functionality of the onsite and nearby wetlands.”

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 and Kyle Lynch of CLA Engineers, Inc.

NEW STAFF COMMENTS:

- No new comments.

CONSIDERATIONS FOR ACTION:

If the Commission is inclined to approve the request of the Applicant for a permit for proposed activity, the following language for a Motion of Approval is suggested:

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 9 – Maple Avenue, Montville, CT – Owner/Applicant: Town of Montville; for regulated activities within the upland review area in conjunction with a roadway improvement project, per the Application and associated documents submitted on June 11, 2026 and plan entitled, “Maple Avenue Improvement Project (Route 163 to DPW Garage) dated June 9, 2026”.

Standard reasons for approval and standard conditions of approval apply.