

**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
July 16, 2026**

1. Call To Order:

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

2. Roll Call:

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

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

3. Minutes:

a. Approval of Minutes of the June 18, 2026 Regular Meeting.

MOTION: To approve the Commission June 18, 2026 Regular Meeting Minutes. **(Roshto/Vellucci). Vote: (4-0-0). APPROVED--(Roll Call Vote).**

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. **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); 65-day Extension 07/27/2026.)*

STAFF COMMENTS IN REVIEW:

- 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. Myself 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 myself 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.
- At the last meeting of March 19, 2026 this Commission found the submitted Application and supporting documents to be incomplete. The Applicant indicated that he would have Boundaries complete a new Plan for submission. To date, no new documents have been submitted.
- On April 2, 2026 Staff spoke with John Faulise from Boundaries and he confirmed that he has been retained by the property owner to prepare a submittal but could not provide me with an estimated date of expected submission.
- On May 18, 2026 Staff spoke with the Applicant, Mark Desrosier who advised that the Boundaries had been out to the property and has completed the survey portion of the Plan and the Civil Engineer is awaiting receipt of the Survey in order to finalize his Plans in accordance with Town Soil Scientist’s comments of March 3, 2026.
- The Applicant sent an email requesting a 65 day Extension of Time to July 27, 2026.
- On May 26, 2026 Staff forwarded a copy of the Town Soil Scientist comments of May 26, 2026 to the Applicant, Mark Desrosier, his Engineer, John Martucci and his Land Surveyor, John Faulise. Mr. Desrosier requested that I only communicate with him directly.
- On June 12, 2026 I sent the Applicant, Mark Desrosier a follow up email requesting the final version of the Wetlands Report and Restoration Plan from his Soil Scientist; including details of the proposed contours, stream channel limits, stream channel restoration, soil specifications, a future inspection schedule and proposed wetland plantings; as requested by the Town Soil Scientist. I additionally requested a final report from the Engineer constituting the final design of the wetland/stream crossing, overlayed with the Mitigation Plan to be supplied by his Soil Scientist; also requested by the Town Soil Scientist. To date, nothing has been received.
- This Commission, at the May 21, 2026 meeting, agreed to a 65 day extension of time to July 27, 2026.

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. Additional documents; including a Topographical Survey showing existing conditions, hand-drawn Wetland Plan with proposed activities, and a hand-drawn Engineer’s Report showing the overflow trench were referred for comments on May 20, 2026. Comments were received on May 26, 2026, a copy of which is attached hereto. On June 16, 2026 a revised version of the Wetland Restoration Plan was received, as well as a second hand-drawn sketch from the Engineer. On July 15, 2026 a signed revised version of the Wetland Restoration Plan prepared by Boundaries LLC was received and forwarded for review and comments. Comments were received on 7/16/2026 and forwarded to Applicant.

NEW STAFF COMMENTS:.

- On July 15, 2026 a fully executed, revised Wetland Restoration Plan prepared by Boundaries, LLC was received and forward to the Town Soil Scientist and Engineer for his review and comments. The Plan includes notes from the Applicant’s Soil Scientist, Richard Snarski to include the following:
 - Provide an additional 37 +/- linear feet of sediment fence at edge of water prior to the removal of fill.
 - Remove silt and sediment to elevation of the adjacent wetland (450 +/- SF) finished grade = 164.8 +/- . Removal of silt, sediment and fill to be conducted to minimize disturbance of existing underlying native soil.

- Plant wetland plants 1' off center to include soft rush, soft stem bullrush, wool grass (as specified in the upper right portion of the Plan).

The Plan also includes notes from the Applicant's Professional Engineer, John Martucci to include the following:

- Install proposed embankment drainage system to include (2) 24" x 24" x 17' cast-in-place concrete blocks with 6' between to allow for proper site drainage. Bottom of drainage course elevation to match invert elevation 164.8 +/- (as specified on the left portion of the Plan)
- Regrade and/or restore gravel driveway to eliminate stormwater runoff to adjacent inland wetland areas.

The Plan further states the following:

- During the period of construction, the Applicant will be responsible for the "installation and maintenance of all erosion and sediment control measures. Said measures shall be inspected weekly and after each rainstorm with greater than 0.5" of rainfall in a 24-hour period. Accumulated deposits of sediment and silt shall be periodically removed from the upstream side of the erosion and sediment control barriers, and upon establishment of permanent vegetative cover. Such materials removed shall be spread and stabilized in non-wetland areas that are not subject to erosion and are not to be paved or built upon. The sediment fence and other erosion and sediment control measures shall be repaired, cleaned and/or replaced as necessary throughout the construction period; until final grading and stabilization has been completed."
- The Applicant agrees that "all temporary fill, storage or stockpile areas shall be properly stabilized to prevent erosion and suitably contained to prevent turbid runoff. All areas affected by temporary fills must be restored to their original contours and revegetated with suitable vegetation prior to the completion of construction."
- The Applicant has indicated "disturbance of the land shall be limited to the minimum extent necessary to complete the proposed work. All existing trees and shrubs shall be conserved where possible, except those whose removal is required to perform the proposed work."
- The Applicant further states that "All activities shall be in conformance to and consistent with all applicable water quality standards and management practices as set forth by local, State and Federal agencies."
- Comments from the Town Soil Scientist and Town Engineer dated July 15, 2026 were received and forwarded to the Applicant for his response.
- Staff spoke with the Town Engineer who has agreed that these comments could be made Conditions of Approval if the Commission so chose and Staff would recommend same. A simple statement, signed and sealed by each of the professionals would suffice. If they could or would not certify that the proposed crossing would not adversely impact the wetlands system or the peak flow rates and volumes downstream of the crossing then no permit should be issued and/or the proposed crossing should be reconstructed.
- The alternative would be to DENY the Application and require that the Applicant re-apply or if he chose not to re-apply then this Commission could hold a Show Cause Hearing as this is still an active wetland violation. As a reminder, the Applicant has already requested a 65-day extension of time, which expires on July 27, 2026.

ZEO Radford read New Staff Comments into the record that included information for a revised wetlands restoration plan included in the Commission packet and on display before the Commission for review by the ZEO. Specific colored areas on the plan as identified in the New Staff Comments were reported—red and yellow by ZEO Radford; blue by Professional Engineer John Martucci; and orange by the Applicant who is responsible for installment / maintenance of all erosion and sediment control measures. The ZEO reported on receiving a call this date from Civil Engineer Martucci who reported on having moved and currently not having access to his computer. He agreed to execute the revised plan to the ZEO office no later than July 26, 2026 as a permit will not be issued otherwise. ZEO Radford responded to questions of the Commission as to any commentary from the soil scientist and the certification. Applicant Mark Desrosier responded to the Commission as to when the work would be completed. He reported that he was waiting for the water level to go down as the work has to be done when it is dry, probably in August.

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 3 – 428 Fire Street (Parcel ID: 014-003-000), Oakdale, CT – Owner/Applicant: Mark Desrosier for regulated activities within the wetlands and upland review area for repairs to an existing driveway due to flooding, per the Application and associated documents submitted on February 20, 2026 and plan entitled, “Topographic Survey – Wetland Restoration Plan prepared for Mark A. Desrosier & Alexandra Cortes-Rodriguez, 428 Fire Street, Montville, Connecticut, dated July 2026”; with the following Conditions of Approval:

1. That the Applicant’s Soil Scientist certify in writing, signed and sealed, that “the driveway crossing as proposed will not adversely impact the wetland system upstream or downstream.”
2. That the Applicant’s Professional Engineer certify in writing, signed and sealed, that “the driveway crossing as proposed will not adversely impact peak flow rates and volumes downstream of the crossing.”
3. These certifications must be received prior to July 26, 2026.

Standard reasons for approval and standard conditions of approval apply. **(Roshto/Vellucci).**

Vote: (4-0-0). APPROVED—(Roll Call Vote).

- b. 26 IWC 9 – Maple Avenue (Route 163 to DPW Garage)** Owner/Applicant: Town of Montville; for regulated activities for a roadway improvement project; *(Submitted 06/11/2026, Date of Receipt 06/18/2026, DRD 08/22/2026)*

STAFF COMMENTS:

- 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 given 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:

ZWO Radford reported having no new staff comments and noted the presence of Professional Engineer Darren Haywood on behalf of the Town. The PE reported that the project was being conducted in the Town of Oakdale—rehabilitation work on Route 163 to the Department of Public Works garage. The distance is a mile for repair of the road that is in bad shape and to repair utilities. New catch basins will be installed and replacement of existing ones for rehabilitation and maintenance. The PE also reported that the wetlands drain into Oxoboxo Brook with no impact upon them as to mitigation by the catch basins. The project is currently out to bid pending the start of the project. PE Haywood responded to questions of the Commission as to whether catch basins will be replaced and the work along the pond that is mostly digging. A guard rail and metal beam wire rope will also be replaced.

MOTION: After giving all 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. **(Roshto/Vellucci). Vote: (4-0-0). APPROVED—(Roll Call Vote).**

- 8. **Correspondence:** None
- 9. **Other Business:** None
- 10. **Executive Session:** None
- 11. **Adjournment.**

MOTION: To adjourn the meeting at 6:23 p.m. **(Roshto/LeClair). Vote: (4-0-0). 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.**