

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
August 20, 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 Jessica LeClair, and Robert Roshto. Commissioner Eric Majewski and Anthony Vellucci were absent. A quorum was present.

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

3. Minutes:

a. Approval of Minutes of the July 16 2026 Regular Meeting.

MOTION: To approve the Commission July 16, 2026 Regular Meeting Minutes. **(Roshto/LeClair). Vote: (3-0-1).** Vice-Chair Occhialini abstained. **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: None

8. New Business:

- a. **-26 IWC 10** – 82 Maple Avenue (Parcel ID: 017-015-00A) Oakdale, CT; Owner/Applicant: Lindo Construction LLC; for regulated activities associated with a 2-Lot Subdivision; *(Submitted 07/30/2026, Date of Receipt 08/20/2026, DRD 10/14/2026)*

TECHNICAL REVIEW COMMENTS:

- Plan Set – Cover Sheet: Please correct to reflect the current property owner
- Plan Set – Cover Sheet: Please correct Zoning Table to reflect the current Zone as R-20

STAFF COMMENTS:

- This Application is for regulated activities within the wetlands to install a wetland crossing for driveway access, underground utilities and a proposed culvert pipe in conjunction with a 2-lot subdivision.
- The property currently consists of 17.97 acres with approximately 500' of frontage onto Maple Avenue. The property is located in the R-20 Zoning District and is currently developed with a single-family home, a detached garage and a barn.
- The Applicant is proposing to subdivide this parcel into 2-lots; one being Lot 1 with 2.79 acres and the second being Lot 2 with the remaining 15.18 acres; as noted on the submitted Site Plan entitled "2-Lot Subdivision 82 Maple Ave prepared for Lindo Construction, LLC Montville, Connecticut dated January 25, 2025."
- The Applicant states that Lot 1, with the existing house, has no new activity proposed within wetlands or 50' upland review area.

- The Applicant states that Lot 2 “requires a wetlands crossing for driveway access, underground utilities and a proposed culvert pipe for conveyance of a seasonal intermittent watercourse.”
- The Applicant proposes the following activities as part of this driveway crossing to include:
 - “4,900 sf of direct wetlands disturbance as part of driveway, drainage and grading activities”
 - “Total fill in wetlands = 250 cy of clean fill and gravel materials”
 - “Total excavation in wetlands = 250 cy of organics / topsoil removed. Organic materials will be stockpiled onsite outside of 50’ upland review area for reuse as topsoil”
 - “7,200 sf of upland review area disturbance”
- The Applicant states that all work will be performed by tracked excavation equipment with minimal hand tool activity. All proposed work is intended to be performed starting in the spring of 2027 and should be completed within 90 – 180 days.
- The Applicant further states that the “width of the proposed driveway crossing over wetlands is designed to allow access to potential future multifamily development of parcel without requiring additional wetlands disturbance.”
- The wetlands were delineated by Joseph Theroux in October of 2022 with a wetland function and value assessment conducted in April of 2025. A copy of the Wetland Report has been provided.
- The Applicant finally states that “all proposed activities have been designed to minimize short and long term impacts to wetlands and watercourses.”

AGENCY COMMENTS:

- Town Soil Scientist – This Application was referred to the Town Soil Scientist, Kyle Lynch of CLA Engineers, Inc. for his review and comments. No comments have been received to date.

ZWO Radford read the Staff Comments and Agency Comments into the record. It was also reported that Technical Review Comments were referred to the Applicant and Professional Engineer Wesley Wentworth of Wentworth Civil Engineering who were present to respond to questions. The PE responded to Commission questions concerning the intent for the lot which is to remove the existing house, garage and barns into a 2-acre lot. The owner had the lot changed from R-20 to R-40 and the PE noted his having done the work at 90 Maple Avenue. As to Commission question whether a house will be built, the PE reported the intent is to develop the property into a single-family home or multi-family development; if a multi-family development is decided the project would come back before the Commission as a crossing would be needed concerning wetlands for the balance of the property i.e. storm drainage approval. The PE explained that the driveway was widened from 10-12 feet for a single-family to a 20-22 feet to accommodate a multi-family development, so the wetlands are not additionally disturbed. He also explained the two (2) culverts under Maple Drive structured when the nearby highway was built. The PE responded as well to the Commission about the reason for a driveway now which is to ensure room to access and/or sell the property as described in the application and given housing development encouraged by the Town. The expanded width of the driveway is for planning purposes. As to the Commission question concerning the radius for ambulance and fire apparatus accessibility, the property has plenty of room for a turnaround.

MOTION: I make a Motion to set a Site Walk for Application #26 IWC 10 – 82 Maple Avenue (Parcel ID: 017-015-00A), Montville, CT – Owner: 82 Maple Avenue LLC: Applicant: Lindo Construction LLC for regulated activities within the wetlands to install a wetland crossing for

driveway access, underground utilities and a proposed culvert pipe in conjunction with a 2-lot subdivision on September 15, 2026 at 5:00 p.m. (**Roshto/LeClair**). **Vote: (4-0-0). APPROVED.**

- b. **26 IWC 11 – 38 Laurel Point Drive** (Parcel ID: 105-007-000) Oakdale, CT; Owner/Applicant: 38 Laurel Point Drive Owner LLC; for regulated activities associated Permits in Conjunction with Regrading of a Previously Excavated Area in Upland Review Area; *(Submitted 08/04/2026, Date of Receipt 08/20/2026, DRD 10/14/2026)*

STAFF COMMENTS:

- This Application is for regulated activities within the upland review area to regrade a previously disturbed area, prior to this owner's acquisition of the property, and to install a paver walkway to provide access from the patio of the single-family home to Oxoboxo Lake.
- The property is located on 0.52 acres with approximately 58' of frontage onto Laurel Point Drive. The property is located in the R-80 Zoning District and is currently undeveloped.
- The property owners previously received a Permit from this Commission in May of 2025 for regulated activities associated with the construction of a single-family residence on this legally existing non-conforming lot. During this previous Application process there was a request of the Applicant to install silt fence to be back with haybales for additional protection of the wetlands, to which the Applicant agreed. The newly submitted Site Plan shows that the Applicant will install two sections of silt fence. The section of silt fence at the toe of the regrading area shall be backed by haybales. Additionally, there was concern about the washing out of equipment in the area towards the Lake. The Applicant added a note to the previous Plan Set that "The well driller shall not wash out his equipment in the area that has a positive grade towards the Lake." This note remains on the newly submitted Plans as well.
- The Applicant states in part that "the regrading contemplated by this application will be conducted simultaneously with the development of the single-family dwelling house and other improvements on the property."
- The Applicant also states that the location of the proposed potable water supply well has moved to the south to avoid embankment areas which are too unstable to sustain the weight of the required drilling equipment.
- According to the Applicant, "the regrading of the northerly embankment area has been designed to be fully accomplished with the placement of 780 cubic yards of structural embankment material which is the volume which will be excavated in order to construct the cellar for the dwelling house to be constructed on the Property." It is not anticipated that additional fill material will be imported to the site to complete this project, other than topsoil.
- The disturbed area shall be stabilized with not less than 6" of topsoil, seeded and stabilized with erosion control blankets.
- The wetlands were flagged by Mark H. Sullivan, C.P.S.S. in 2022.

AGENCY COMMENTS:

- Town Soil Scientist – This application was referred to the Town Soil Scientist, Kyle Lynch of CLA Engineers, Inc. for his review and comments. No comments have been received to date. ZWO Radford read into the record the Staff Comments and the Agency Comments. Attorney Heller of 736 Route 32, Uncasville, CT present on behalf of the Applicants remarked that when this application appears on the agenda next month the lender requests that the names of the actual Applicants appears, not the LLC. He reported that the Applicants hired contractors who indicated the well needs to be moved south and a revised application submitted with that relocation revision. He also noted that the Commission last year granted an URA activities permit for regulated activities in the URA for installation of a potable waters supply well that had to be located in the

URA per public health code. According to a contractor hired by the Applicants, they were advised on development of the site and advised to move the well further south well away from the lake with admission of a revised plan submitted as described. The northern portion was excavated prior to the current owners and gravel material scoured out and is steep with minimal vegetation for a decent backyard. The plan is to take the material and regrade it to recreate contours that were excavated and adding a second row of silt fence and subsoil needed to have grass grow. Additionally, an erosion control blanket will be placed over the seeded area for the grass to grow and that will rot over time. Attorney Heller responded to questions of the Commission concerning location of the house that will be not be changed and a drive-by by the Commission. He advised that a site walk was required as the location is a small lot and you have to get to the peak to see where it is scoured. **MOTION:** I make a Motion to set a Site Walk for Application #26 IWC 11 – 38 Laurel Point Drive (Parcel ID: 105-007-000), Oakdale, CT – Owner/Applicant: 38 Laurel Point Drive Owner LLC for regulated activities within the upland review area for regrading and installation of a paver walkway to Oxoboxo Lake, on September 15, 2026 at 5:45 p.m. and to continue this Application until the next regularly scheduled meeting on September 17, 2026. **(Roshto/LeClair). Vote: (4-0-0). APPROVED.**

- c. **26 IWC 12 – 211 Chapel Road** (Parcel ID: 028-008-000) Oakdale, CT; Owner/Applicant: Andrew Myers; for unregulated activities associated with a 2-Lot Subdivision; *(Submitted 08/07/2026, Date of Receipt 08/20/2026, DRD 10/14/2026)*

STAFF COMMENTS:

- This site consists of approximately 37.01 acres located in the R-80 Zoning District with about 592' of frontage on Chapel Hill Road. The site currently contains a single-family residence which is owner occupied.
- The Applicant is proposing to subdivide this parcel into 2-lots; one being Proposed Lot 1 with 31.07 acres and the second being Proposed Lot 2 with 5.884 acres; as noted on the submitted Site Plan entitled: "2-Lot Subdivision 211 Chapel Hill Road, prepared for Andrew Myers, Montville, Connecticut, dated May 18, 2026 and revised July 14, 2026."
- The wetlands were delineated by Wes Wentworth in April of 2026.
- There are no regulated upland or wetlands activities proposed as part of this 2-lot subdivision.
- The Applicant is proposing to construction a single-family home with an on-site septic, well, foundation drainage and a driveway on the Proposed Lot 2. The proposed driveway will run between the two areas of wetlands located on the property, outside of the upland and wetland areas.
- The Applicant states "a culvert will be placed under the driveway between but at least fifty feet away from wetlands." "Any fill removed for installation of the driveway and foundation shall remain on site and graded as applicable."
- Staff requested further clarification from the Applicant that the installation of the pipe and rip rap along the driveway would not affect the upland review area to the North side of the property. The Applicant provided the following response: "The culvert design and installation including limits of disturbance will not extend into or have an effect on the uplands review area on the north side of the driveway. The proposed limits of clearing correlate with the proposed limits of disturbance. If there is a concern of proximity to the uplands review area, we would be glad to have a condition of approval require the proposed limits of clearing be flagged by a licensed land surveyor to ensure proper location."

AGENCY COMMENTS:

- Town Soil Scientist – This Application was not referred to the Town Soil Scientist, as there are no regulated activities.

ZWO Radford read the Staff Comments into the record. She reported that Staff requested clarification per its report and that no referral was made to the Town Soil Scientist. Professional Engineer Westley Wentworth was present on behalf to the applicant. The PE responded to a questions from the Commission as to whether there is a house on the lot and a driveway that exists on the south. The house sits 2-thirds of the way back on a long driveway on a 37-acre lot and five (5) of those acres will be used for a new home. No work is being considered in the wetlands that were flagged in the early summer. The upslope on the north side drains down and a culvert will be placed for the overflow in order to build the driveway outside of the URA.

MOTION: After giving due consideration to all relevant factors, including those in the CT General Statutes (CGS) Section 8-26 (Applications involving an inland wetland or watercourse), Montville Subdivision Regulations Section 3.4.2 (Wetlands Agency Referral), and CGS Chapter 440, Sections 22a-28 to 22a-45d (Wetlands and Watercourses), I move that the Commission forward a favorable recommendation/report to the Montville Planning and Zoning Commission for Application #26 IWC 12, submitted by Owner: Andrew & Margo Myers; Applicant: Andrew Myers for a 2-lot subdivision of 211 Chapel Hill Road (Parcel ID: 028-008-000), Oakdale, CT, as more fully described in the Application and supporting documents dated July 22, 2026 and a plan entitled, "2-Lot Subdivision 211 Chapel Hill Road, prepared for Andrew Myers, Montville, Connecticut, dated May 18, 2026 and revised July 14, 2026. (Occhialini/LeClair). **Vote: (4-0-0). APPROVED.**

9. Correspondence:

- a. Letter dated August 11 2026 from SWCA regarding a courtesy notification of upcoming utility maintenance work on the Algonquin Gas Transmission Line off of Raymond Hill Road.

ZWO Radford reported that the letter was a courtesy concerning utility work—maintenance and inspection of a gas line working in the URA. The work will begin on August 13 and will take 1-3 weeks to complete.

10. Other Business: None

11. Executive Session: None

12. Adjournment.

MOTION: To adjourn the meeting at 6:38 p.m. (LeClair/Occhialini). **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.