

**TOWN OF MONTVILLE**  
**INLAND WETLANDS COMMISSION**  
310 NORWICH NEW LONDON TURNPIKE  
UNCASVILLE, CONNECTICUT 06382  
PHONE (860) 848-8549 - FAX (860) 848-2354

**AMMENDED MEETING MINUTES**  
**Thursday, October 16, 2014 7:00 p.m.**  
**LOCATION: MONTVILLE TOWN HALL, *Council Chambers***

- 1. Call to order: Chairman Brush called the October 16, 2014 Inland Wetland Meeting to order at 7:00 pm.**
- 2. Roll call:** Commissioners present were, Brush, Riske, Houk and White. Commissioners absent, O'Bday and Deranleau. Staff present Colleen Bezanson.
- 3. Minutes** a. Approve the minutes of the September 18<sup>th</sup> meeting  
**A MOTION was made by COMMISSIONER RISKE seconded by COMMISSIONER WHITE to approve the minutes from the September 18<sup>th</sup> meeting. Voice Vote 4-0. MOTION CARRIED.**
- 4. Public Hearings: None**
- 5. Show Cause Hearings: None**
- 6. Remarks from the public relating to items on the agenda:** Commissioner Brush asked three times if there were any remarks relating to items on the agenda. There were **NONE**.
- 7. Old Business:** a. **Buster Land Management LLC/WWF Bros LLC:** An application for a timber harvest with a crossing on the property located at Tramart Drive, Montville, Ct. As shown on Assessor's Map 55 Lot 5.

**Colleen Bezanson gave a breakdown of the plans.** The property to be harvested is on 240 acres with a total of 335 acres. Existing roads will be used. Only 1 crossing is required over an intermittent stream. A discussion was held.

A MOTION made by COMMISSIONER WHITE seconded by COMMISSIONER RISKE as follows, After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application 214 IWC 10 Buster Land Management LLC/WWF Bros LLC: An application for a timber harvest with a crossing on the property located at Tra-mart Drive, Montville, Ct. As shown on Assessor's Map 55 Lot 5 as depicted on the plan titled "Forester Plan property of WF Bros LLC c/o Nick & Gina Vona Tra-Mart Drive Montville Ct Map 55 Lot 5 335.18 ac Prepared for Buster Land Management dated 7/29/14" and the application and narrative dated 8-5-14.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.

Standard Reasons for Approval

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system
3. The proposed activity will not have irreversible and irretrievable commitments of resources.
4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
5. The proposed activity use is suitable to the area.
6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

**Voice Vote 4-0. MOTION CARRIED.**

b. **Chesterfield Fire Company:** An application for work within a regulated in conjunction with the construction of new garage bays area on the property located at 1606 Route 85, Oakdale Ct. As shown on Assessor's Map 5 Lots 12 & 12A.

Ms. Bezanson gave a breakdown of the plans. She stated that the garage was on existing pavement. Only a small portion of the driveway/breezeway had been reconfigured. The reconfiguration was done because of comments from the Building Department. A discussion was held.

A MOTION made by COMMISSIONER WHITE seconded by COMMISSIONER RISKE as follows, After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application 214 IWC 5 Chesterfield Fire Company: An application for work within a regulated in conjunction with the construction of new garage bays area on the property located at 1606 Route 85, Montville Ct. As shown on Assessor's Map 5 Lots 12 & 12A as depicted on the plan titled "Site Improvements property of Chesterfield Fire Company, INC. Route 85 and Grassy Hill Rd. Montville, Ct. Prepared by J. Robert Pfanner & Associates 37 Grand St East Lyme Ct. dated September 9, 1988 revised by WR Allen Co. Inc. revised to September 5, 2014" and the application and narrative dated 8/7/2014.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.

**Standard Reasons for Approval**

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.

2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system
3. The proposed activity will not have irreversible and irretrievable commitments of resources.
4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
5. The proposed activity use is suitable to the area.
6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

**Voice Vote 4-0. MOTION CARRIED.**

c. **Gregory LaRochelle:** An application for a determination if a permit is needed for the construction of a garage addition and bulkhead door on the property located at 1664 Old Colchester Rd, Oakdale, Ct. As shown on Assessor's Map 50 Lot 26.

Colleen Bezanson stated that the applicant wished to construct a new garage and install a bulkhead door. Ms. Bezanson gave a breakdown of the plans. Commissioner Brush had done a drive by of the property. He gave a breakdown of the what he had seen on the property. A discussion was held. Both Staff and Commissioner Brush were in agreement that the applicant needs a permit.

A MOTION made by COMMISSIONER WHITE seconded by COMMISSIONER HOUK as follows, After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application 214 IWC 9 Gregory LaRochelle: An application for the construction of a garage addition and bulkhead door on the property located at 1664 Old Colchester Rd, Montville, Ct. As shown on Assessor's Map 50 Lot 26 as depicted on the plan titled "1664 Old Colchester Rd Wetlands Map" and the application and narrative dated 8/7/14.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.

Standard Reasons for Approval

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
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4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
5. The proposed activity use is suitable to the area.

6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

**Voice Vote 4-0. MOTION CARRIED.**

d. **SAMG Associates LLC:** An application for subdivision review and work within a regulated area on the property located at 1784 Route 85, Oakdale, Ct. As shown on Assessor's Map 11 Lot 3A.

Colleen Bezanson stated that the applicant had been working with Bob Russo, Town Engineer to address his comments. She stated Mr. Russo was present tonight. She indicated that the applicant had not addressed all of the Town Engineers comments.

Mark Reynolds Engineer for SAMG Associates LLC addressed the Commission on behalf of the applicant. He stated that there had been no changes to the plan, besides the addition of language pertaining to the watering area of the plan. Mr. Reynolds continued to give a breakdown of the plan. He stated that he was looking to obtain all the applicable permits. He asked whether there was anything specific the Commission wished to see. A discussion was held.

Bob Russo, CLA Engineer addressed the Commission. He stated the Tom Cummings and he had asked the applicant multiple times for responses to their comments and the applicant had not replied. Mr. Russo gave a breakdown of his comments and concerns. Mr. Russo indicated that the plans did not meet the DEEP, nor the ARMY core guidelines. A discussion was held.

The Commission requested that Mr. Russo provide something in writing stating the specific guidelines as well as Mr. Reynolds's rebuttal. A discussion was held.

COMMISSION requested and extension from Mark Reynolds, representative for the applicant. The APPLICANT granted the extension.

A MOTION made by COMMISSIONER RISKE seconded by COMMISSIONER WHITE to continue this item until the next meeting.

**Voice Vote 4-0. MOTION CARRIED.**

A MOTION made by COMMISSIONER HOUK seconded by COMMISSIONER WHITE to move item 7 F before 7E.

**Voice Vote 4-0. MOTION CARRIED.**

f. **Mark & Jolene Hester:** An application for work in a regulated area in conjunction with a driveway culvert replacement on the property located at 62 Lisa Ln, Oakdale, Ct. As shown on Assessor's Map 39 Lot 65.

Ms. Bezanson stated that the applicant wished to replace an existing culvert under their driveway. She stated that all of the Town Engineer's comments had been addressed. Commissioner Houk and Brush had completed a drive by on the property. The Commissioners gave a breakdown of what they had seen. A discussion was held.

A MOTION made by COMMISSIONER WHITE seconded by COMMISSIONER HOUK as follows, After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application 214 IWC 14 Mark & Jolene Hester: An application for work in a regulated area in conjunction with a driveway culvert replacement on the property located at 62 Lisa Ln, Oakdale, Ct. As shown on Assessor's Map 39 Lot 65 as depicted on the plan titled "Site Development Plan-Culvert Owner Mark & Jolene Hester 62 Lisa Ln Uncasville, Ct.

Prepared by May Engineering LLC Oakdale, Ct. dated August 14,2014” and the application and narrative dated 9-9-14.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.

#### Standard Reasons for Approval

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system
3. The proposed activity will not have irreversible and irretrievable commitments of resources.
4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
5. The proposed activity use is suitable to the area.
6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

#### **Voice Vote 4-0. MOTION CARRIED.**

e. **Robert & Christine Christensen:** An application for work within a regulated area on the property located at 2 Marcia Drive, Uncasville, Ct. As shown on Assessor’s Map 9 Lot 61-2.

Colleen Bezanson stated that the material that was deposited was allowed by the property owner and was used to fill in some spots in the yard. However they do have issues with other people depositing organic debris along the same side. She stated that the property owners wished to continue to deposit their own material in the area. A discussion was held.

A MOTION was made by COMMISSIONER HOUK seconded by COMMISSIONER WHITE as follows, After giving due consideration to all relevant factors including those in Section 10 and or Section 4of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application213 IWC 15 Robert & Christine Christensen: An application for work within a regulated area on the property located at 2 Marcia Drive, Uncasville, Ct. As shown on Assessor’s Map 9 Lot 61-2 as depicted on the plan titled “2 Marcia Drive Proposed Activity Area” and the application and narrative dated 9-8-14.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.

Standard Reasons for Approval

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
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5. The proposed activity use is suitable to the area.
6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

**Voice Vote 4-0. MOTION CARRIED.**

**8. New Business: a. Town of Montville:** An application for work within a regulated area in conjunction with the replacement of the culvert at the intersection of Raymond Hill Road and Lynch Hill Road.

Ms. Bezanson stated that the culvert was sinking and needed to be replaced. Staff suggested a drive by.

**A MOTION made by COMMISSIONER WHITE seconded by COMMISSIONER RISKE to continue this item to the next meeting as well as do a drive by of the property.**

**Voice Vote 4-0. MOTION CARRIED.**

**b. Hull Forest Products/Johnson:** An application for a timber harvest with crossings on the property located at Noble Hill Rd, Oakdale, Ct. As shown on Assessor's Map 61 Lot 2.

Ms. Bezanson gave a brief breakdown of the plans.

Chris Cassedei, Forrester for Hull Forest addressed the Commission. He stated that the property had been logged in the 80's. The map provided showed all of the crossings. A discussion was held.

**A MOTION made by COMMISSIONER WHITE seconded by COMMISSIONER HOUK to continue this item to the next meeting.**

**Voice Vote 4-0. MOTION CARRIED.**

**c. Steven Biltcliffe:** An application for the construction of a garage within the review area on the property located at 27 Maiville Drive, Oakdale, Ct. As shown on Assessor's Map 11 Lot 37.

Colleen Bezanson read items 8c and 8d into the record and gave a breakdown of both items.

**A MOTION made by COMMISSIONER HOUK seconded by COMMISSIONER RISKE to continue this item to the next meeting as well as complete a drive by of the property.**

**Voice Vote 4-0. MOTION CARRIED.**

d. **DW Transport:** An application for work within the regulated area on the property located at 152 Route 163, Uncasville, Ct. As shown on Assessor's Map 72 Lot 54A.

Ms. Bezanson stated that the applicant wanted to clear some brush. The applicant did so without letting the Commission know. The applicant would like a maintenance permit, in order to keep the area clean. A discussion was held.

**A MOTION made by COMMISSIONER WHITE seconded by COMMISSIONER HOUK to continue this item to the next meeting as well as complete a drive by of the property.**

**Voice Vote 4-0. MOTION CARRIED.**

**9. Correspondence:**

a. DEEP timber harvest to restore 16.5 acres of young forest and reverting field habitat for rare and declining species as risk on the property owned by Paul Chase.

**10. Other Business:** a. CCI II LLC: 260 Leffingwell Rd, Montville, Ct. (Assessor's Map 61 Lot 11) emergency drainage.

**Ms.** Bezanson stated that Commissioners Houk and Brush had walked the property and gave a breakdown of what they saw. Commissioner Brush stated that this is a continuing problem and suggested a permit for continued maintenance. A discussion was held. The Commission asked that a permit be filed with plan of what the property owner was going to do to stabilize the area.

b. Release of the existing bond amount in the amount of \$1,506.02 for John Diamantini on the property located at 1399 Old Colchester Rd, Oakdale, Ct. As shown on Assessor's Map 44 Lot 4-3.

Commissioners Brush and Houk went out to do an inspection and knocked on the door and no one was home, so the Commissioners left.

**A MOTION made by COMMISSIONER WHITE seconded by COMMISSIONER HOUK to continue this item to the next meeting.**

**Voice Vote 4-0. MOTION CARRIED.**

**11. Executive Session: None**

**12. Adjourn**

**A MOTION was made by COMMISSIONER RISKE seconded by COMMISSIONER WHITE to adjourn the October 16<sup>th</sup> Inland Wetlands meeting at 8:01 pm.**

*Respectfully submitted by, Heidi-Lee Jacobs, Minutes Clerk for the Town of Montville.*

AN AUDIO RECORD OF THIS MEETING IS ON FILE IN THE MONTVILLE TOWN CLERK'S OFFICE.