

TOWN OF MONTVILLE  
INLAND WETLANDS COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, MARCH 15, 2018 – 7:00 P.M.  
LOCATION: MONTVILLE TOWN HALL, Council Chamber  
310 NORWICH-NEW LONDON TURNPIKE  
UNCASVILLE, CONNECTICUT 06382

**1. CALL TO ORDER**

Chairman Brush called the meeting to order at 7:00.

**2. ROLL CALL**

**Present:** Chairman-Doug Brush, Vice-Chairman Charles O’Bday III, Secretary Philip Houk, Commissioners Jessica LeClair Sandra Berardy and Anthony Tufares.

**Absent:** Full Vacancy, Alt. Vacancy, Alt. Vacancy

**Attending:** Zoning and Wetlands Officer (ZWO) Liz Burdick

**3. MINUTES: Approve the Minutes of the February 15, 2018 Regular Meeting.**

**MOTION: Berardy/O’Bday, to approve the February 15, 2018 minutes as amended.**

Section 3, LeeClair

**Vote: Approved. In favor-O’Bday, Houk, LeClair, Berardy. Opposed-none. Abstaining-Brush, Tufares**

**4. PUBLIC HEARINGS-none**

**5. SHOW CAUSE HEARING (s)-none**

**6. REMARKS FROM THE PUBLIC (not relating to items on the agenda)-none**

**7. OLD BUSINESS:**

**A. 2181WC1-Butlertown Road (Map 2, Lot 2), Oakdale, CT**

Applicants/Property Owners, Robert T. and Manuel J. Misarski for 2-Lot Subdivision in Light Industrial Zone with Regulated Activities. (Tabled from the 02/15/18 meeting-DRD 4/20/2018)

L. Burdick informed the members that she received a request from the applicant(s) on March 14, 2018 to table the application until the April 19, 2018 meeting. The applicant received extensive comments from the town and would like more time to address the town’s concerns. Burdick stated that the town’s soil scientist, the Waterford Environmental Planner and she walked the property. The Commission decided against a site walk, but Burdick stated she would visit the site with Commissioners individually as requested.

**MOTION: O’Bday/LeClair to table 2181WC1-Butlertown Road (Map 2, Lot 2), Oakdale, CT until April 19, 2018. Vote: Approved Unanimously.**

## **8. NEW BUSINESS**

### **A. 2181WC2-636 Route 163 (Map 30, Lot 39), Oakdale, CT**

Applicant/Property Owner, Nicholas Kaika for Regulated Activates for Construction of a New Single-family Residence and Associate Site Improvements.  
(DRD 5/18/2018 Table to 04/19/2018).

L. Burdick reviewed the Application with the Commission.

The property is located on 7.66 +/- acres (333,670SF) in the R-20 zoning district with 259.5 feet on CT Route 163. The site is not located in a flood hazard zone, coastal area management zone or public water supply watershed. The limits of the inland wetlands were delineated by Mark Sullivan, C.P.S.S. on 4/4/2008 & again on 2/10/2018 and the total area of wetlands on the site is about 18,200SF.

The Applicant has demolished the existing single-family that was in very poor condition and is proposing to construct a new 32’ x 40’ single-family dwelling with a 30’ x 30’ attached garage with footing drain. Associated site improvements include proposed clearing & grading, paved driveway and driveways grading, and extension of existing gas & sewer lines. Silt fence is proposed for soil erosion & sediment control.

Activity in upland review areas include: The proposed silt fence locations, a portion of the proposed sewer & gas lines, a portion of the proposed paved driveway & driveway grading and a portion of the proposed footing drain & outlet. There is no activity proposed in regulated wetlands.

Applicant, Nicholas Kaika addressed the Commission and stated he was putting the new house farther back on the property and that the utilities would be underground in a common trench. He has cut down some trees, but all source materials would be left on site. The house that was on the property has been demolished except for the back retaining wall.

L. Burdick informed the Commission that she met with a representative of the CTDOT to address ponding issues in front of the site and she was told it plans construct a catch basin on Route 163 to alleviate drainage problems.

**MOTION: Tufares/LeClair to Table Application #218IWC2 -636 Route 163 (Map 30, Lot 39), Oakdale, CT until the April 19, 2018 meeting. Approved Unanimously.**

## **B. Elections**

Chairman Brush called for nominations 3 times for Chairman, Vice Chairman and Secretary. Nominations were:

Chairman-Brush  
Vice Chairman-O'Bday  
Secretary-Houk

**MOTION: LeClair/Houk to elect Brush for Chairman, O'Bday for Vice Chairman and Houk for Secretary. Vote: Approved Unanimously**

**8. CORRESPONDENCE-None**

**9. OTHER BUSINESS: None**

**10. EXECUTIVE SESSION-None**

**11. ADJOURNMENT**

**MOTION: O'Bday/Houk to adjourn the meeting at 7:34.**

Respectfully Submitted,  
Sue Spang, Recording Secretary