

TOWN OF MONTVILLE  
INLAND WETLANDS COMMISSION  
SPECIAL MEETING MINUTES  
THURSDAY, NOVEMBER 29, 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, Commissioner Sandra Berardy, Matthew Emilyta

**Absent:** Commissioners Anthony Tufares, Jessica LeClair, Alt. Vacancy, Alt. Vacancy

**Attending:** Nancy Woodlock WEO.

Chairman Brush welcomed new member Matthew Emilyta

**3. PUBLIC HEARING: None**

**4. SHOW CAUSE HEARING: None**

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

**6. OLD BUSINESS:**

**A. 2181IWC17-105 Cottage Road, (M63L1) Applicant: Steven and Elisa Pierce, Owner: St. Thomas More Endowment and Development Fund, LLC. 3 Lot Subdivision with activity within wetlands areas.**

The applicant submitted updated plans which address staff and health comments.

- 3 Lot subdivision with work within wetland and buffer areas
- Lot number 1’s foundation drain will cross through the 50’ wetland review area with the outlet to this drain being outside of the review area.
- Lot number 2’s foundation drain will also cross the 50’ wetland review area and a small portion of the wetlands themselves. This drain will also outlet outside of the review area.
- Lot 3 will involve minimal grading within the 50’ review area and a portion of the footing drain and proposed path will also be in the 50’ review area. The house, septic and well will be located outside the review area.

### Activity Description

Wetland Disturbance Area	50 sq. ft.
Upland Review Disturbance Area	1250 sq. ft.
Watercourse/ Waterbody Disturbance Area	0

- The site is located on +/- 24.69 acres (107, 5496.4 +/- SF), M63L1.
- The applicant proposes to divide the existing parcel to create two new parcels, with driveway access onto Cottage Road.
- Wetland disturbance will be minimal with the drain pipe being trenched.
- Uncas Health and Town Engineers comments have been addressed on the revised plan.
- Commission members went on a site walk on November 10, 2018

Commission members, Brush, Berardy and O’Bday went on the site walk and did not see any significant wetlands issues.

**MOTION: (Berardy/O’Bday) After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application:**

**218 IWC 17 Elisa & Steven Pierce-an application for work within a regulated area, for the creation of a three-lot subdivision on the property located at 105 Cottage Road, Montville, CT as shown on Assessor’s Map 63, Lot 1, as depicted on the site plan titled, “Subdivision Survey for Steven & Elisa Pierce Overall Boundary & Lot Layout, 105 Cottage Road, Montville, Connecticut” pgs. 1-4, prepared by Robert W. Hellstrom L.S., dated September 6, 2018 revised to November 26, 2018 with the 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

**Vote: Approved Unanimously**

**7. NEW BUSINESS: None**

**8. CORRESPONDANCE**

**A. Proposed Operating Budget for FY 19/20:**

**MOTION: (O’Bday/Berardy) to approve the operating budget request for FY 19/20 of, \$800.00 Secretary and \$200.00 for training. Vote: Approved Unanimously.**

**B. Approval of 2019 Meeting Dates:**

**MOTION: (O’Bday/Emilyta) to approve the following 2019 meeting dates:**

January 17, 2019

February 21, 2019

March 21, 2019

April 25, 2019\*

May 16, 2019

June 20, 2019

July 18, 2019

August 15, 2019

September 19, 2019

October 17, 2019

November 21, 2019

December 19, 2019

All meeting dates are on the 3<sup>rd</sup> Thursday of the month at 7:00 in the Montville Council Chambers except for April due to Good Friday.

**Vote: Approved Unanimously**

N. Woodlock reported and distributed an opinion by Attorney Janet P. Brooks, which was presented at CACIWC. She pointed out the section on, “public comment” and its placement on agendas. Chairman Brush encouraged the members to take it home and come ready to discuss at the next meeting.

**9. MINUTES**

- a. Approval of Minutes of the September 20, 2018 Regular Meeting**
- b. Approval of Minutes of the October 11, 2018 Special Meeting**
- c. Approval of Minutes of the November 1, 2018 Special Meeting**

**MOTION: (O’Bday/Berardy) to approve the minutes of, September 20, 2018 Regular Meeting, October 11, 2018 Special Meeting and the November 1, 2018 Special Meeting as presented. Vote: Approved. In Favor-Brush, Berardy, O’Bday, Houk. Opposed-none. Abstaining- Emilyta**

**10. Adjournment:**

**MOTION: (O’Bday/Berardy) to adjourn at 7:22**

Respectfully Submitted

Sue Spang  
Recording Secretary