

Town of Montville Inland Wetlands Commission
Regular Meeting
Minutes for April 21, 2022

1. **Call to order:** Vice-Chairman Charles O’Bday III called the meeting to order at 6:00 p.m.
2. **Roll call:** Present: Vice-Chairman Charles O’Bday III, Commissioners, Sandra Berardy, Joseph Berardy, Raymond Occhialini, and Jessica LeClair. Absent: Chairman Doug Brush.
3. **Minutes:**
 - a. Approval of minutes of the March 17, 2022 regular meeting. **Motion** to approve as presented: (S. Berardy/Occhialini) All in Favor (5-0-0), APPROVED
4. **Public Hearing:** None
5. **Show Cause Hearing:** None
6. **Remarks from the Public *not* relating to items on the agenda:** None
7. **Old Business:**
 - a. **221 IWC 18** – 412 Maple Ave (031-002-0A0) Owner: Advanced Associates, LLC Applicant: Williams Pieniadz. Application for regulated activities (grading) within upland review area associated with commercial site improvements (*Submitted 12/28/2021, Date of Receipt 01/6/2022, DRD 03/12/2022. Tabled from 2/17/22 meeting - 5-day extension granted*). Tiffany Williams, WEO read her staff report. Application was withdrawn at the request of the applicant.
8. **New Business:**
 - a. **22 IWC 6** – 82B Pires Dr (038-050-006), Oakdale, CT Owner/Applicant: Chestnut Ridge, LLC for referral to Montville Planning & Zoning Commission for 1-lot resubdivision to create two lots – no regulated activities. (*Date of Receipt 4/21/22, DRD 6/25/22*). Tiffany Williams, WEO read her staff report, Atty. Harry Heller spoke on behalf of the applicant, discussion was held. **Motion** (O’Bday/S. Berardy) 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 3.5 (Wetlands Agency Referral), and CGS Chapter 440, Sections 22a-28 to 22a-45d (Wetlands and Watercourses), I move that the Commission forward a favorable report to the Montville Planning & Zoning Commission for Application #22 IWC 6, submitted by the Applicant/Owner, Chestnut Ridge, LLC for a 1- Lot Re-subdivision of 82B Pires Drive as more fully described in the application & supporting documents, dated 3/28/2022 and a plan entitled “Resubdivision Plan, Prepared for Chestnut Ridge, LLC, #82B Pires Drive & Simpson Lane, Montville, Connecticut, Prepared by Advanced Surveys, LLC, Dated February 08, 2022” due to no regulated activities. All in Favor (5-0-0) APPROVED

- b. **22 IWC 7** – 631 Fire St (020-010-000), Oakdale, CT Owner/Applicant: Kyle C. Champagne for proposed regulated activities for remediation of wetlands and upland review areas. (*Date of Receipt 4/21/22, DRD 6/25/22*). Tiffany Williams, WEO read her staff report, Atty. Harry Heller spoke on behalf of the applicant, discussion was held. **Motion** (O’Bday/Occhialini) to table until May 19, 2022 Meeting All in Favor (5-0-0) APPROVED

- c. **22 IWC 8** – 64 Laurel Point Dr (105-014-000), Oakdale, CT Owner/Applicant: Brendan Gigliotti for proposed regulated activities within the upland review area for proposed residential site improvements, including stairs, walkway, retaining wall and porch. (*Date of Receipt 4/21/22, DRD 6/25/22*). Tiffany Williams, WEO read her staff report. **Motion** (S. Berardy/Occhialini) to set a site walk on May 14, 2022 at 10:00 am and table until May 19, 2022 Meeting All in Favor (5-0-0) APPROVED

- d. **22 IWC 9** – Monahan Drive (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT - Owner/Applicant: Cornerstone Ventures LLC for regulated activities associated with proposed lot development of “Phase II – Gay Hill Rd Subdivision.” (*Date of Receipt 4/21/22, DRD 6/25/22*). Tiffany Williams, WEO read her staff report, Atty. Harry Heller spoke on behalf of the applicant, discussion was held. **Motion** (Occhialini/O’Bday) to set a site walk on May 14, 2022 at 10:45 am and to table until May 19, 2022 Meeting All in Favor (5-0-0) APPROVED

9. Correspondence: None

10. Other Business: None

11. Executive Session: None

12. Adjourned: 7:45 p.m.

**Note: No new business will be discussed after 11:00 p.m. and all commission business will cease at 11:30 p.m.
Any unfinished business will be continued to the next meet**