

Town of Montville Inland Wetlands Commission
Public Hearing and Regular Meeting Minutes for June 16, 2022

1. **Call to Order:** Chairman Douglas Brush called the meeting to order at 6:00 p.m.
2. **Roll call:** Present: Chairman Doug Brush, Commissioners, Sandra Berardy, Joseph Berardy, Raymond Occhialini, and Robert Roshto Absent: Vice-Chairman Charles O’Bday III and Jessica LeClair. Also present were Planning Director, Liz Burdick and Zoning & Wetlands Officer, Meredith Badalucca.
3. **Minutes:** Approval of minutes of the May 19, 2022 Regular Meeting. **Motion** to approve as presented. (S. Berardy/Occhialini) All in Favor (5-0-0), **APPROVED**.
4. **Public Hearing/Application:**
 - a. **Public Hearing: 22 IWC 11** – Ridge Hill Rd (M/L/B 006-015-000) Oakdale CT – Applicant: Lawrence J. Darling Jr. Owner: Lynne King for significant impact activities within wetlands and upland review areas for a driveway crossing in association with a single-family residence. Chairman Brush Opened the Public Hearing at 6:05p.m. The Planning Director entered the following exhibits into the record:
 1. Application, Addendum to Application and Plans titled “IMPROVEMENT LOCATION SURVEY SHOWING PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM & PROPOSED WETLANDS DRIVEWAY CROSSING PREPARED FOR LAWRENCE DARLING 0 RIDGE HILL ROAD – OAKDALE MAP-BLOCK-LOT 006-015-000 MONTVILLE CONNECTICUT DATED MAY 2022”
 2. Letter from Bob Russo, dated 5/19/22.
 3. Staff Report dated 5/19/22.
 4. Public Hearing Notice Posted on the Town of Montville Website on June 2, 2022.
 5. Public Hearing Notice Posted in the Day on June 3rd & June 10th, 2022.
 6. Letter from R. Richard Snarski dated June 7, 2022.
 7. Email from Susan Mattern dated June 13, 2022.
 8. Staff Report dated June 16, 2022.
 9. Plan signed by Sue Mattern, LS & Richard Snarski, CSS, dated 06-16-22. Rec at PH.

The Planning Director, Liz Burdick read the staff report. Susan Mattern, LS presented the application and plans to the Commission on behalf of the applicant. Chairman Brush questioned the reason for locating the barn/workshop at the rear of the site v. the front near the proposed house with no crossing. Mattern stated there was no reasonable location at the front of the property close to the house due to the front yard setback, the location of the well/septic system. Chairman Brush asked if there was anyone from the public who would like to speak in favor of or opposition to this application. There were none. **Motion** (S. Berardy/Occhialini) to close the public hearing at 6:20 p.m. All in Favor (5-0-0), **Motion Carried**

- b. **Discussion and Decision: 22 IWC 11** – Ridge Hill Rd (M/L/B 006-015-000) Oakdale CT – Applicant: Lawrence J. Darling Jr. Owner: Lynne King for significant impact activities within wetlands and upland review areas for a driveway crossing in association with a single-family residence. Discussion was held. **Motion** (Occhialini/Roshto) to APPROVE Application # 22 IWC 11- Ridge Hill Rd (M/L/B 006-015-000) Oakdale CT – Applicant: Lawrence J. Darling Jr. Owner: Lynne King for regulated activities within wetlands and upland review areas for a driveway crossing in association with the construction of a new single-family residence, accessory building and associated site improvements in accordance with the application, supporting documentation and a plan entitled “Improvement Location Survey Showing Proposed Subsurface Sewage Disposal System & Proposed Wetlands Driveway Crossing, Prepared for Lawrence Darling, 0 Ridge Hill Road, Oakdale Map-Block-Lot: 006—15-000, Montville, CT, Prepared by DGT Associates, Dated May 2022.” In doing so, the Commission has considered the criteria set forth in Montville Inland Wetland Regulations Section 10.2.a-f (Considerations for Decision) and has determined feasible and prudent alternatives does not exist.

Conditions of Approval as follows:

1. Limits of clearing shall be flagged and soil erosion & sediment controls shall be installed inspected by the Wetlands Enforcement Officer prior to the start of any work.
2. Any substantial changes to the plan set that impact the approved regulated activities in this application, as determined by Planning Dept. Staff, shall be reviewed and approved by Staff and/or the Inland Wetlands Commission.
3. Standard reasons for approval below apply.

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.

All in Favor (5-0-0) **APPROVED with Conditions**

5. **Show Cause Hearing. None.**

6. **Remarks from the public not relating to items on the agenda: None**

7. **Old Business:**

- a. **22 IWC 10** – Chapel Hill Rd (M/B/L 036-004-000 and M/B/L 028-006-000) Oakdale, CT – Applicant: Peter Marlow, Peter Marlowe Forest Products Owner: Oakdale Farms at Chapel Hill, LLC, Lois J. Gordon L/U for As of Right Determination for Timber Harvest. (*Submitted 5/6/22, Date of Receipt 5/19/22, DRD 7/23/22*). The Planning Director, Liz Burdick read the staff report. Peter Marlow spoke about the timber harvest as proposed in the application. Discussion was held. **Motion** (Occhialini/Roshto) After giving due consideration to all relevant factors, including those in Section 4 of the Montville Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move that Application # 22 IWC 10, submitted by the Applicant, Peter Marlowe Forest Products, LLC., on behalf of the property owner, Oakdale Farms at Chapel Hill Rd, LLC, Lois J. Gordon L/U. for a Timber Harvest at Chapel Hill Rd (MLB 036-004-000) & Chapel Hill Rd (MLB 028-000-000), Oakdale, CT, as more fully described in the application & supporting documents, including a map entitled “Gordon Property, Chapel Hill Rd, Montville, CT”, received 5/18/22, are Permitted Uses As of Right and, therefore, no permit is required. All in Favor (5-0-0) **APPROVED**

8. **New Business:**

- a. **22 IWC 12** – East Lake Rd (M/B/L 007-035-000) Oakdale, CT – Applicant: Sunmar/RAF Builders, LLC Owner: Walter N. Wainwright, Jr. for review/report to Montville Planning & Zoning Commission for proposed 8-lot resubdivision - no regulated activities. Planning Director, Liz Burdick read the staff report. Demian Sorrentino, AICP, CSS of Boundaries, LLC presented the application and plans to the Commission ~~spoke~~ on behalf of the applicant. Discussion was held regarding drainage from the road onto the private lots. Sorrentino advised drainage structures locations and that a drainage easement would be granted to the Town. **Motion** (S. Berardy/J. Berardy) After giving due consideration to all relevant factors including those in the Montville Inland Wetland Regulation and Chapter 440 of the Connecticut General Statutes, I move to approve providing the Planning and Zoning Commission with a favorable recommendation/report for: 22 IWC 12 Applicant: Sunmar/RAF

Builders, LLC/Owner: Walter N. Wainwright Jr., An application for a favorable recommendation/report to the Planning and Zoning Commission, for the creation of an eight (8)-lot subdivision on the property located at East Lake Road, Oakdale, CT. As shown on Assessor's M/B/L 007-035-000, as depicted on the site plan titled "Subdivision Plan Prepared for Sunmar/RAF Builders, LLC, Property of Walter N. Wainwright, Jr., East Lake Road & Fire Street, Montville (Oakdale), CT June 2022, Sheets 1 of 7 through 7 of 7", signed by Licensed Surveyor John U. Faulise, Jr., L.S. #70016, Professional Engineer David C. McKay, P.E. # 29102 and by Certified Soil Scientist Demian A. Sorrentino, C.S.S. on June 6, 2022. Standard Reasons for Approval apply. All in Favor (5-0-0) **APPROVED**

- b. **22 IWC 13** – 658 Old Colchester Rd (M/B/L 022/002/000) Uncasville, CT – Applicant: Logan Thompson, Owner: David Apanashk for As of Right Determination for Timber Harvest. (Submitted 6/10/22, Date of Receipt 6/16/22, DRD 8/20/22). Wetlands Officer, Meredith Badalucca read her staff report. Logan Thompson spoke regarding the timber harvest as proposed in the application. Discussion was held. **Motion** (Roshto/Occhialini) After giving due consideration to all relevant factors, including those in Section 4 of the Montville Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move that Application# 22IWC13, submitted by Logan Thompson on behalf of property owner, David Apanashk for a Timber Harvest and more fully described in the Application, dated 5/30/2022 and Notification of Timber Harvest dated 3/18/2022 with associated Timber Harvest Map dated 5/6/2022 is a Permitted Use As of Right and, therefore, no permit is required. All in Favor (5-0-0) **APPROVED**

9. **Correspondence:** None.
10. **Other Business.** None
11. **Executive Session:** None.
12. **Adjourned.** 6:55 p.m.

Meredith Badalucca
Zoning & Wetlands Officer