

STAFF REPORT
APPLICATION# 23 IWC 5
REGULAR MEETING – THURSDAY, MARCH 16, 2023
Prepared by Meredith Badalucca, Zoning & Wetlands Officer

Applicant: Austin Harmon, Hull Forest Products, Inc.
Property Owner: Jabez Financial, Inc.
Address: 24 Route 82 (060-003-000) and 30 Route 82 (060-003-00A), Oakdale, CT
Meeting Date: March 16, 2023
Received by IWC: March 16, 2023 (*Decision Required Date – May 20, 2023*)

Applicant Request: As of Right Determination for Timber Harvest

Activity Description:

Wetland Disturbance Area	0.26 acres
Watercourse/Waterbody Disturbance Area	2 stream crossings
Upland Review Disturbance Area	4.45 acres

STAFF COMMENTS:

- Application is for an As of Right Determination for a Timber Harvest in accordance with Montville Inland Wetlands and Watercourses Regulations Section 4.1.a and C.G.S. Section 22a-40.
- Under the Inland Wetlands and Watercourses Act C.G.S. Section 22a-40 and Montville Inland Wetlands and Watercourses Regulations (“Regulations”) Section 4.1.a, farming is as “Permitted operation and use”. Forestry is defined as farming or agriculture under C.G.S. 1-1q.
- The applicant requested an As of Right Determination at the January 19, 2023 IWC meeting for the property located at 24 Route 82, Oakdale, CT. Since that request the property located at 30 Route 82, Oakdale, CT has been purchased by Jabez Financial, Inc.
- The attached Timber Harvest Map indicates additional skid trails at 24 Route 82.
- The property at 24 Route 82 is located in the R-120 zone on about 14.24 acres, contains regulated uplands, wetlands and a stream. The property has approximately 753 feet of frontage on Route 82 and is currently undeveloped.
- The property at 30 Route 82 is also located in the R-120 zone on about 9.29 acres, contains regulated uplands, wetlands and a stream. This property has approximately 69.59 feet of frontage on Route 82 and is also currently undeveloped.
- The Applicant states the operation is “A selection harvest with group selections. Open areas for campsites and other recreational activities. Remove trees of poor health and quality while promoting residual tree health. Remove some of the forest canopy to reveal sunlight on the forest floor and promote natural regeneration.”
- The site will be accessed from a temporary driveway at 24 Route 82. The property boundaries have been identified with pink ribbon and the trees to be harvested have been marked with blue paint at eye level.

- The applicant states there are no wetlands crossing proposed. There are two proposed stream crossings and trees will be removed in the upland review area and the edge of the wetlands.
- The amount of forest products to be harvested is approximately 20.55 acres total for 32,970 board feet and 121 cords and the trees have been marked with blue paint.
- It is estimated that 2 months of good working weather will be required to complete this project. An estimated starting date for the harvesting operation is April 1, 2023.

The Commission will need to make a finding as to whether or not the proposed activities are “As of Right” activity and, therefore, do not require a permit.

There is no proposed relocation of watercourses with continual flow or filling or reclamation of wetlands or watercourses with continual flow associated with the proposal associated with the timber harvest and, therefore, staff recommends approval of the proposal as an “As of Right” activity.

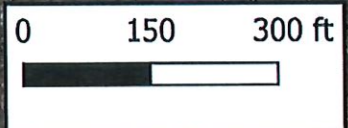
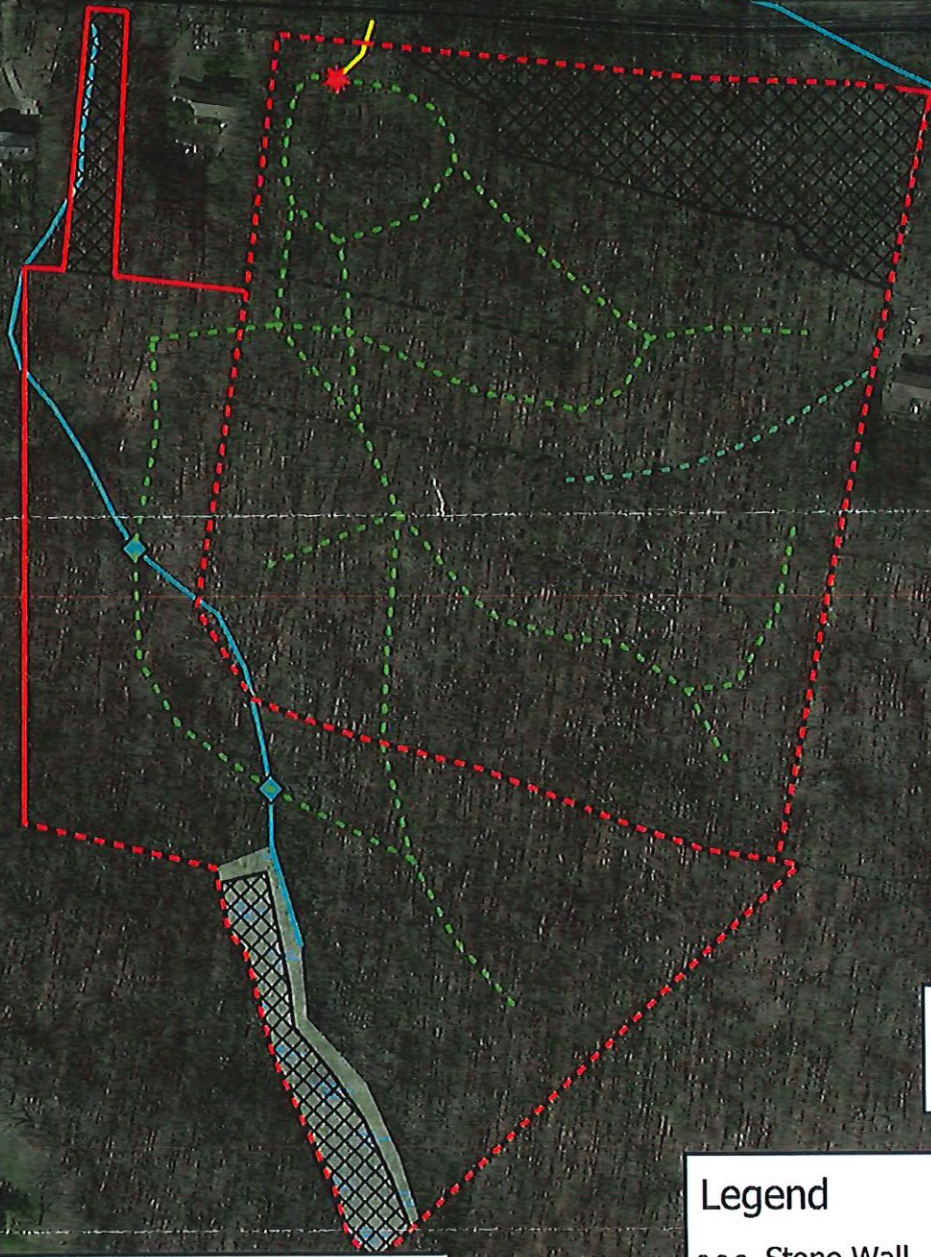
CONSIDERATIONS FOR ACTION:

If the Commission is inclined to approve this application, the following language for a motion of approval is suggested:

MOTION # 1 (A Motion to Approve)

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# **23 IWC 5**, submitted by Austin Harmon of Hull Forest Products on behalf of property owner, Jabez Financial, Inc. for a Timber Harvest at 24 Route 82 (060-003-000) and 30 Route 82 (060-003-00A), Oakdale, CT, as more fully described in the Notification of Timber Harvest & supporting documents, including a Timber Harvest Map dated February 27, 2023, received 3/1/23, is a Permitted Use As of Right and, therefore, no permit is required.

Norwich-Salem Turnpike (Route 82)



Timber Harvest Map

Property of:
Jabez Financial, LLC
24 & 30 CT Route 82
Montville, CT 06370

+/-20.55 Acres To-Be Harvested
23.53 Acres Total

This map is not a boundary survey but is meant for Forest Management purposes only. Created by Hull Forest Products, Inc. using assessor's maps and field reconnaissance. February, 2023

Legend

- - - Stone Wall
- Property Boundary
- * Landing
- Access Road
- - - Skid Trail
- ⊠ No Harvest Area
- ◆ Stream Crossing
- Stream
- Wetland
- - - Drainage
- Norwich-Salem Turnpike (Route 82)



24 & 30 Route 82

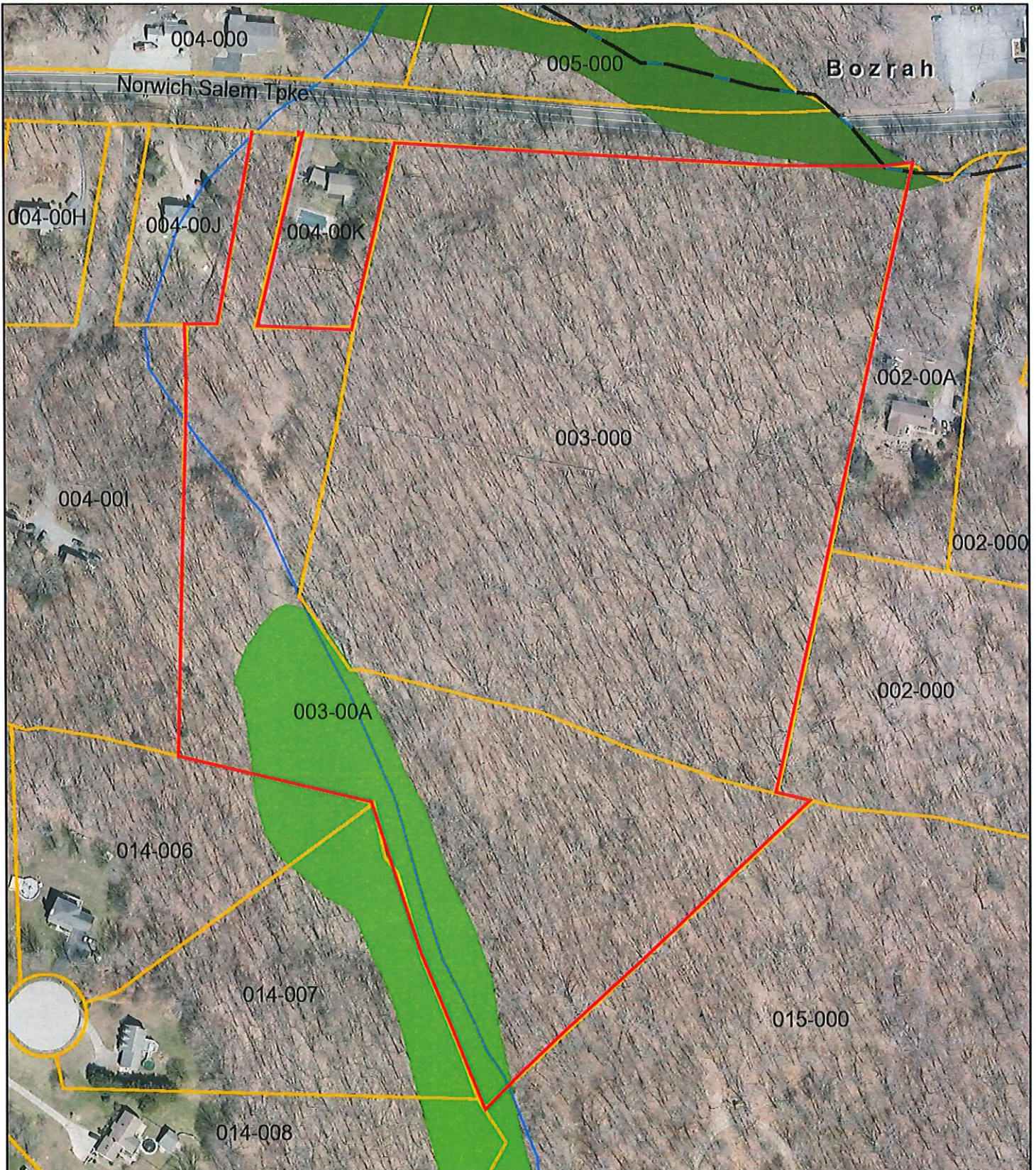
Montville, CT



1 inch = 200 Feet

March 13, 2023

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