

Town of Montville Inland Wetlands Commission
310 Norwich-New London Tpke
Uncasville, CT 06382
(860) 848-6779

Town Hall – Town Council Chambers
Regular Meeting Minutes
February 16, 2023

Amended 3/16/2023

1. **Call to Order:** Chairman Douglas Brush called meeting to order at 6:00 p.m.
2. **Roll Call: Present:** Chairman Douglas Brush, Commissioners Sandra Berardy, Joseph Berardy, Raymond Occhialini, and Robert Roshto. **Absent:** Vice-Chairman Charles O’Bday and Commissioner Jessica LeClair. Also in attendance ZEO/WEO Meredith Badaluca
3. **Minutes:** Approval of the minutes of the January 19, 2023 Regular Meeting. **Motion:** To approve minutes of the January 19, 2023 regular meeting (**Occhialini/Roshto**) Voice vote. 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. **23 IWC 2** – 176 Meetinghouse Lane (046-069-000), Oakdale, CT Owner: Town of Montville, Applicant: Town of Montville Public Works for regulated activities in the upland review areas in conjunction with the removal of fencing and asphalt from tennis court area. (*Submitted 1/17/23, Date of Receipt 1/19/23, DRD 3/25/23*) ZEO/WEO Meredith Badaluca reviewed the staff report. Public Works Director John Carlson addressed the question of a silt fence being installed prior to work starting and he stated that there is a natural berm in place already, therefore silt fence would not be necessary. He also stated that the removal of fencing and asphalt would be started in the far corner and move backwards so they would not be in the wetland area. He asked if there were any further questions and the commission did not have any. **MOTION:** After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application 23 IWC 2 - Owner: Town of Montville, Applicant: Town of Montville Public Works for regulated activities in the upland review areas in conjunction with the removal of fencing and asphalt from tennis court area at 176 Meetinghouse Lane (046-069-000), Oakdale, CT as depicted in the application and narrative dated January 17, 2023. Standard reasons for approval and standard conditions of approval apply. (**Roshto/S. Berardy**) Voice vote. All in favor (5-0-0). **APPROVED**
8. **New Business:**
 - a. **23 IWC 3** – Old Colchester Road (036-005-000), Oakdale, CT Owner: 100 Waterfall, LLC, Applicant: Southeastern Connecticut Water Authority for regulated activities in conjunction with the installation of a water main extension. (*Submitted 2/3/23, Date of Receipt 2/16/23, DRD 4/22/23*) ZEO/WEO Meredith Badaluca read her staff report.

- The property is located on approximately 84.88 acres in the R-40 zoning district with frontage on Old Colchester Road and contains approximately 28.16 acres of wetlands.
- The applicant states that the wetlands in the vicinity of the water main crossing were flagged by Joseph Theroux, Certified Soil Scientist, and field located by Lenard Engineering, Inc. Mr. Theroux's wetland report, dated December 2, 2022 is attached.
- The applicant, Southeastern Connecticut Water Authority (SCWA) owns and operates fourteen (14) separate public community water systems, including seven (7) in the Town of Montville.
- The applicant states "SCWA – Montville Division system serves approximately 480 service connections with a population of approximately 2,174 people, generally centered on the Montville Manor development. This division is supplied by a series of ten (10) drilled bedrock wells. During drought years the wells are stressed to meet summertime daily demands. SCWA – Seven Oaks Division is located off of Old Colchester Road and has an abundance of supply to help supplement the Montville Division during drought periods."
- The applicant further states "in 2005, a 12" water main was extended from the Montville Division system across the Town of Montville Oakdale School property, as well as across other private property, to a point 1500 feet from the terminus of the Seven Oaks Distribution system, in anticipation of a future interconnection. The Montville Division and Seven Oaks Division are separated by approximately 1500 feet, and an emergency interconnection between the two systems would be mutually beneficial. The State of Connecticut Department of Public Health (DPH) Drinking Water Section has designated EPA Grant funding to assist in the construction of this much needed interconnection that would benefit both systems and houses that are connected in the Town of Montville."
- The applicant is proposing to extend the water main to the end of D'Amato Drive as well as connect to the end of the Montville Division distribution system. There will be 315 feet of water main installation within the wetlands, for an estimated 1,571 sq ft of disturbance. There will be two (2) 50 foot sections of water main installation within the upland review areas for an estimated 544 sq ft of disturbance.
- The 8" Water main will be approximately 4.5 feet below grade. The applicant states "care will be taken to minimize the width of the trench to 5 feet or less, if soil conditions allow, to minimize wetland soil disturbance." The applicant further states "wetland soils will be carefully segregated and stockpiled for future re-use on top of the trench. Sand and backfill around the pipe will be stockpiled outside of the wetland and used to protect the area surrounding the pipe itself."
- As shown on the plan, a combination of silt fence and wattles will be installed on both sides of the trench, as well as around sand bedding stockpile.

James Ericson, PE from Lenard Engineering/Haley Ward spoke to commission about the plans to tie into the Seven Oaks Division water main due to the strain on the Montville Division wells during drought periods. He stated that the Seven Oaks Division has an abundance water supply and will help immensely during these periods. Chairman Brush asked if there will be an 8" or 12" pipe put in between the two sides? James Ericson replied that there is 12" pipes on both sides and an 8" pipe will be placed in between

those with a shut off valve on each side. Chairman Brush also asked about sloping with normal being 8' on top sloping down to 4' where the pipe would be placed. James Ericson stated it would depend on the soil. They are planning on having it be 5' at the top. Commissioner Occhialini asked if there was going to be trench boxes. James Ericson stated there will be trench boxes installed. **MOTION:** To table Application 23 IWC 3 to the March 16, 2023 meeting. **(Occhialini/Roshto)**. Voice vote. All in favor.(5-0-0). **APPROVED**

- b. **23 IWC 4** - 412 Maple Ave (031-002-0A0), Uncasville, CT Owner/Applicant: Advanced Associates, LLC for regulated activities within the upland review area in conjunction with grading for commercial site improvements. *(Submitted 2/14/23, Date of Receipt 2/16/23, DRD 4/22/23)* ZEO/WEO Meredith Badalucca stated that a staff report was not completed as the application was received on February 16, 2023. Attorney Harry Heller spoke on behalf of the applicant. Attorney Heller presented the two sets of plans for the site designed for Advanced Associates, LLC. He stated that this went before the commission last year and because of the unavailability of the applicants engineer they were unable to address the engineering comments, therefore the application was withdrawn. The first plan designed by Advanced Surveys, LLC shows a wetland crossing of 24" RCP is in place which was previously approved. In conjunction with this application, there is an upgradient wetland system designated by wetland flags 4-3 to 4-10, on the southerly side of the building. A small portion of the grading of the driveway is located within the upland review area, down gradient from that wetland system but there is about a 1400 square feet disturbance in the upland review area. The stormwater management plan, by H & H Engineering Associates, LLC, shows two rain gardens planned to treat stormwater runoff. There may be a third rain garden added to the plans prior to the next meeting as the applicant is working with the engineer. However, the site will meet the water quality volume per the 2004 stormwater quality manual. Attorney Heller stated that this change is outside the upland review area. Chairman Brush asked about the infiltration system on the plan and Attorney Heller stated that the infiltrators were put in for detention and not for storm water quality and the engineer did not look at the site in the context of the whole Oxoboxo River drainage basin. This project is fairly low in the basin and by detaining the water, they are exacerbating the peak because it will be added when the peak occurs. **MOTION:** To table Application 23 IWC 4 until the March 16, 2023 meeting and set a site walk for March 4, 2023 at 9:30 a.m. **(Roshto/Occhialini)** Voice vote. All in favor (5-0-0). **APPROVED.**

- 9. Correspondence:** A letter was received from Eversource dated January 20, 2023 regarding tree maintenance. Brief discussion was held.
- 10. Other Business:** None.
- 11. Executive Session:** None.
- 12. Adjourned:** 6:29 p.m. **(Roshto/J. Berardy)**.

*Respectfully submitted by
Beth Welles
Recording Secretary*