

**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**  
**May 18, 2023**

**1. Call To Order:**

Chairman Douglas Brush called the meeting to order at 6:00 p.m.

**2. Roll Call:**

**Present:** Chairman Douglas Brush, Commissioners Raymond Occhialini, , Sandra Berardy and Joseph Berardy. **Absent:** Vice-Chairman Charles O’Bday, Jessica LeClair and Robert Roshto. Also in attendance was ZEO/WEO Meredith Badaluca.

**3. Minutes:**

a. Approval of the April 20, 2023, Regular Meeting Minutes.

**Motion:** To approve the minutes from the April 20, 2023, Regular Meeting (**Occhialini/S. Berardy**). **Vote:** All in favor (4-0-0). **APPROVED.**

**4. Public Hearing/Application:** 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 6** – Moxley Road Bridge over Sandy Brook, Road ROW Owner: Town of Montville, Applicant: Town of Montville DPW for regulated activities within the upland review area in conjunction with bridge improvement project. *(Submitted 4/17/23, Date of Receipt 4/20/23, DRD 6/24/23).*

This application was tabled at the April 20, 2023, regular meeting. ZEO/WEO Badaluca noted for the record a signed copy of the plan will be needed in order to issue a permit. **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 number 23 IWC 6, Owner: Town of Montville, Applicant: Town of Montville DPW for regulated activities within the upland review area in conjunction with bridge improvement project at Moxley Road Bridge over Sandy Brook, Road ROW, per the application and associated documents dated April 17, 2023 and as shown on plans entitled “Moxley Road Bridge Improvement Project, Project #2023, Town of Montville, Department of Public Works, Prepared by CLA Engineers, Inc., Dated April 2023”. Standard reasons for approval and standard conditions of approval apply. (**Occhialini/S. Berardy**). **Vote:** All in favor (4-0-0). **APPROVED.**

## 8. New Business:

- a. **23 IWC 7** – 69 Fitch Hill Road, Uncasville, CT. Owner/Applicant: Andrew Petrowski, for temporary disturbance within the URA in conjunction with the proposed site development of proposed warehousing facilities. *(Submitted 5/2/2023, Date of Receipt 5/18/2023, DRD 7/21/2023)*

ZEO/WEO read the staff report into the record for the Owner/Applicant request for temporary disturbances within the upland review area for proposed site development of warehousing facilities. The site will be developed with three (3) warehouse buildings with wetlands implications in Montville. Professional Engineer Ellen Bartlett from Green Site Design, LLC spoke on behalf of the Applicant and reviewed plans for the property that were presented to the Commission. Questions by the Commission regarding the elevation of the bottom basin, the catch basin on Leffingwell Road, City of Norwich water that will be extended under Fitch Hill Road to the site, and power supply, electric were responded to by PE Bartlett. Documentation was submitted citing existing wetlands. Additional ZEO/WEO comments were included in the staff report and the application and supporting documentation were referred to the other entities and are pending comment as follows: City Clerk of Norwich, City of Norwich Inland Wetlands Agent, and Uncas Health.

**Motion:** To conduct a site walk concerning application 23 IWC 7 on Saturday, June 10, 2023, at 9:00 a.m. tabling the application to the June 15, 2023, Commission meeting. **(S. Berardy/Occhialini).** **Vote:** All in favor (4-0-0). **APPROVED**

- b. **23 IWC 8** – Old Fitch Road, Uncasville, CT. Owner: City of Norwich; Applicant: Norwich Golf Authority, for regulated activities within the wetlands and URA in conjunction with the proposed Golf Cart Bridge Replacement. *(Submitted 5/11/2023, Date of Receipt 5/18/2023, DRD 7/21/2023)*

WEO/ZEO Badalucca read the staff report into the record concerning the application for disturbance within regulated wetlands/uplands for proposed replacement of the golf cart bridge at the Norwich Golf Course located in Norwich and Montville of which 40 acres exist in the Town of Montville. The Golf Course Authority is proposing to replace the existing wooden bridge due to the structural inadequacy and public safety concerns. A site inspection of said structure was conducted by the WEO in July 2022. Professional Engineer Ellen Bartlett from Green Site Design, LLC spoke on behalf of the Applicant and reviewed plans for the property that were presented to the Commission. Questions concerning a review conducted by Bob Russo, City of Norwich and DEEP review of the application, the buckets placed at the bridge in 1932 that will be removed, and the integrity of the bridge in the event of a flood were responded to by PE Bartlett. The bridge that has existed since 1924 has been repaired—a bridge and new endcap can be completed within five (5) days and must be done on the Town of Montville side. The work will include water basins, a prefabricated bridge installation, and then cleanup. Per the Applicant, a permit

from the Army Corps of Engineers is required and was submitted on April 24, 2023. Per CGS §8-7d(f), the application and supporting documents have been referred to the Norwich City Clerk, as well as the Inland Wetlands Agent for which comments are pending. WEO/ZEO noted for the record the Norwich Golf Authority wishes the Town of Montville to waive its application fee. The City of Norwich owns and operates the golf course.

**Motion:** To conduct a site walk concerning application 23 IWC 8 on Saturday, June 10, 2023, at 9:30 a.m. tabling the application to the June 15, 2023, Commission meeting. **(Occhialini/S. Berardy). Vote:** All in favor (4-0-0). **APPROVED**

**9. Correspondence**

**a.** Correspondence from Katelyn Wheeler of SWCA, dated 4/28/2023 (via email) RE: Algonquin Gas Transmission, LLC.

WEO/ZEO Badalucca reported general maintenance will be conducted on the gas lines and there will be some disturbances. Comments can be sent on the same will be answered upon receipt. Per anomalies, there will be a temporary impact on one (1) wetland area. Chairman Brush remarked it would not be needed as the State regulates it.

**b.** Correspondence from Paul Michaud from Michaud Law Group, dated 4/27/2023 (via Certified Mail) RE: 958 Route 1263, Oakdale

WEO/ZEO Badalucca reported the correspondence pertains to notification of an application to the siting council for a solar project. The petition will be sought this summer but there are no plans as of yet. Chairman Brush remarked this application would be something else that the State will regulate.

**10. Other Business:** None

**11. Executive Session:** None

**12. Adjournment.**

**Motion:** To adjourn the meeting at 6:39 p.m. **(Occhialini/S. Berardy). Vote:** All in favor (4-0-0). **APPROVED.**

Respectfully submitted by,

Gloria J. Gathers  
Recording Secretary, Town of Montville

**AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN OF MONTVILLE WEBSITE.**