

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
June 15, 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, Sandra Berardy, Joseph Berardy, Raymond Occhialini, and Robert Roshto. **Absent:** Vice-Chairman Charles O’Bday and Jessica LeClair. Also in attendance was Assistant Planner/Interim ZEO/WEO Meredith Badalucca.

3. Minutes:

a. Approval of Minutes of the May 18, 2023, Regular Meeting.

Motion: To approve the May 18, 2023, Regular Meeting Minutes. **(Occhialini/S. Berardy).** **Vote:** All in favor (5-0-0). **APPROVED.**

b. Approval of Minutes of June 10, 2023, Site Walk – Special Meeting.

Motion: To approve the June 10, 2023, Site Walk -- Special Meeting Minutes. **(S. Berardy/Occhialini).** **Vote:** All in favor (5-0-0). **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 7 – 69 Fitch Hill Road, Uncasville, CT. Parcel ID: 062-036-000.
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)

Asst. Planner/Interim WEO Badalucca noted for record from her staff report her site walk on June 9, 2023, accompanied by Liz Burdick, Ellen Bartlett, Dave McKay, and Bob Russo. A subsequent site walk was also conducted by the IWC on June 10, 2023. The Application and supporting documents were referred for review to the City Clerk of Norwich, City of Norwich Inland Wetlands Agent, Norwich Public Utilities, WPCA, Uncas Health, Town Soil Scientist, Consulting Engineer, and the WEO. Comments from these entities were addressed. PE Bartlett for the Applicant responded to questions from the Commission regarding an existing water main, an area previously disturbed but now has a lot of vegetation, and concerns about water pressure for fire flow.

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 7, Owner/Applicant: Andrew Petrowski for temporary disturbance within the URA in conjunction with the proposed site development of proposed warehousing facilities at 69 Fitch Hill Road, Uncasville, CT, per the application and associated documents dated May 2, 2023, and as shown on plans entitled “A&B Excavation, 69 Fitch Hill Rd & Leffingwell Rd, Montville, CT, Prepared by Green Site Design, LLC, Dated April 2023, Revised May 25, 2023.” Standard reasons for approval and standard conditions of approval apply. **(Occhialini/Roshto).** **Vote:** All in favor (5-0-0). **APPROVED.**

b. 23 IWC 8 -- 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)*

Asst. Planner/Interim WEO Badalucca reported from her staff report on the IWC site walk on June 10, 2023, and a prior site walk she conducted in July 2022. The application and supporting documents were sent to the Clerk, City of Norwich and the Inland Wetlands Agent; no comments were received. As requested at the last meeting, the Applicant revised the application and narrative to include the temporary disturbance in the URA for a stockpile area, an area of 700 sq. ft. in the uplands and 500 sq. ft. in the wetlands. Asst. Planner/Interim WEO also reported the Soil Scientist did not have concerns. The PE Bartlett for the Applicant responded to questions concerning the removal of cables, an anchor, and buckets in addition to protection of the stream.

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 8, 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 at Old Fitch Hill Road, Parcel ID: 110-032-000, Uncasville, CT, per the application and associated documents dated May 2, 2023, revised June 12, 2023 and as shown on plans entitled “Golf Course Bridge Replacement, Norwich Golf Course, 685 New London Turnpike, Norwich, CT, Prepared by Green Site Design, LLC, Dated May 8, 2023”. Standard reasons for approval and standard conditions of approval apply. **(Roshto/Occhialini).** **Vote:** All in favor (5-0-0). **APPROVED.**

8. New Business:

a. 23 IWC 9 – 669 Route 163, Parcel ID: 038-056-000, Oakdale, CT Owner: Town of Montville, Applicant VCP Montville LF, LLC, for temporary disturbance within the URA in conjunction with the proposed development of a 600 KW AC ground mounted solar array. *(Submitted 6/7/2023, Date of Receipt 6/15/2023, DRD 8/18/2023)*

Asst. Planner and Interim WEO/ZEO Badalucca read her the staff report into the record concerning the application for a temporary uplands review area of 920 sq. ft. Comments to the Applicant were included in the report for address. The Applicant James Cerkanowicz summarized his application to the Commission and responded to questions regarding exaction although none is planned, maintenance of the over grown vegetation, not trees, no storage at the site will exist and, the disparity in the soil scientist map. The Commission determined a site walk was not necessary.

Motion: To table Application 23 IWC 9 to the July 20, 2023, Commission meeting. **(S. Berardy/Roshto).** **Vote:** All in favor (5-0-0). **APPROVED.**

9. Correspondence

a. Letter from Deanna Rhodes from the City of Norwich, dated May 31, 2023 RE: City of Norwich Wetlands Application for 685 New London Tpke., Norwich, CT for the proposed replacement of golf cart bridge.

Asst. Planner/Interim WEO Badalucca reported on the correspondence concerning the Application due to its proximity of 500 ft. of the Town of Montville boundary. Noted was a link from the City of Norwich to its website for verification of the same. A copy of the permit issued for application 23 IWC 8 will be sent to the City of Norwich who will hold its wetlands hearing on the application on July 6, 2023.

10. Other Business: None

11. Executive Session: None

12. Adjournment.

Motion: To adjourn the meeting at 6:31 p.m. **(Occhialini/J. Berardy).** **Vote:** All in favor (5-0-0). **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.