

**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**  
**November 16, 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, Vice-Chairman Charles O’Bday, Commissioners Jessica LeClair, Raymond Occhialini and Robert Roshto. Also in attendance was ZWO Stacy Radford.

**3. Minutes:**

a. Approval of Minutes of the October 19, 2023, Regular Meeting.

**MOTION:** To approve the October 19, 2023, Regular Meeting Minutes. **(Occhialini/O’Bday).** Chairman Brush noted for the record that the amendments to the minutes occurred after the meeting. **Vote: (6-0-1),** Commissioner LeClair abstained. **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 13 – 38 Riched Lane (Parcel ID: 033-027-00) Uncasville, CT**  
**Owner/Applicant: Vincent Slonus and Jackie McGuigan, for URA regulated**  
**activities to construct an above ground pool. (Submitted 9/26/23, Date of Receipt 10/19/23,**  
**DRD 12/22/23.)**

ZWO Stacy Radford remarked for the record that application 23 IWC 13 was discussed at the last Commission meeting. She also noted there were no additional staff comments. The Applicant Slonus responded to a question by the Commission as to whether the intermittent stream dries up.

**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 13, Owner/Applicant: Vincent Slonus & Jackie McGuigan for regulated activities within the URA in conjunction with the proposed installation of an above-ground pool, per the application and associated documents dated August 21, 2023. Standard reasons for approval and standard conditions of approval apply. **(Occhialini/O’Bday).** **Vote: (7-0-0).** **APPROVED.**

**8. New Business:**

**a. 23 IWC 15** – 34 Laurel Point Drive (Parcel ID: 105-006-00), Oakdale, CT Owner: Dan Patsiga, Applicant: Reagan Construction Group, for regulated activities within the URA to remove/install new deck, steps and patio. *(Submitted 11/6/23, Date of Receipt 11/16/23, DRD 1/20/2024)*

**STAFF COMMENTS:**

The property is located on 1.13 acres in the R-80 zoning district with approximately 144 feet of frontage on Laurel Point Drive. The property is currently developed with two single-family residence, which is a pre-existing non-conforming use of the property, overlooking Oxoboxo Lake. This Application is for regulated activities within the upland review area to remove/replace an existing landing and stairs and install a 287 square foot paver patio. The proposed project is to remove the existing pressure treated landing and step and replace it with an 8' x 3'6" composite landing with a handrail and (5) five steps. The Applicant states that the replacement landing, handrail and (5) steps will be approximately 29' from the waterline, as shown on the attached Plan entitled "Reagan Const. Group for property of Dan Patsiga of 34 Laurel Point, Oakdale, CT (Page 1 of 1 Wetlands Application), dated Tuesday, November 14, 2023." The Applicant also proposes to excavate, by hand, a 16' x 16' grass area and replace it with a paver patio approximately 37'10" from the waterline, as shown on the attached Plan entitled "Reagan Const. Group for property of Dan Patsiga of 34 Laurel Point Drive, Oakdale, CT (Page 1 of 1 Wetlands Application), dated Tuesday, November 14, 2023." The Applicant proposes to install silt fence approximately 5' North of the proposed work area. Applicant to revise Plan under Narrative Landing and Stair Proposed #3. has typo on size of landing.

Applicant Patrick McAneeny of Reagan Construction Group responded to questions of the Commission concerning the location of the stairs and whether they are on the landing, the proximity of the silt fence, and if the stairs were replaced within the last 2-3 years.

**MOTION:** To table Application 23 IWC 15 to the December 21, 2023, Commission meeting. **(Roshto/LeClair). Vote: (7-0-0). APPROVED.**

**b. 23 IWC 16** – 257 Chesterfield (Parcel ID: 029-066-000), Oakdale, CT Owner: Zachary Cash, Applicant: Michael Desautels, for review/report to the Montville Planning & Zoning Commission for a proposed 4-lot re-subdivision – no regulated activities. *(Submitted 11/8/2023, Date of Receipt 11/16/2023, DRD 1/20/2024)*

ZWO Radford reported for the record on receiving the withdrawal of Application 23 IWC 16 this afternoon and noted it was not included in the packet.

**c. 23 IWC 17** – 27 Willow Drive (Parcel ID: 017-018-00C), Uncasville, CT Owner: Jason Pelchat, Applicant: Andrew Clark, for an As of Right Determination for a Timber Harvest. *(Submitted 11/13/2023, Date of Receipt 11/16/2023, DRD 1/20/2024)*

**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 a “Permitted operation and use.” Forestry is defined as farming or agriculture under C.G.S. 1-1q. The property is located in the R-40 zone on about 27.35 acres, contains regulated wetlands & watercourses and is developed with an existing single-family residence. The Applicant states the operation is to “thin crop trees that have matured following a previous timber stand improvement harvest implemented in the past 20 years.” Applicant further states that “we will also be removing dead oak and ash trees that have died due to spongy moth defoliation and EAB.” Additionally, the Applicant states that “one wetland/drainage crossing will be needed to facilitate the harvest operation”, due to what appears to be “drainage water and/or footing drain water” from the adjacent Hillcrest housing complex. “A portable bridge will be placed across the drainage to facilitate the crossing. Corduroy will be installed on either side of the bridge crossing to stabilize the approaches and will be removed and the approaches stabilized with hay bales and mulch. The amount of forest products to be harvested is 24 acres, 40,000 board feet, 50 cords and trees to be harvested have been marked with blue paint. An estimated start date of the timber harvesting operation is January 15, 2024 however, if during the harvest excessive rainfall occurs or the ground becomes soft, the harvest will be postponed until more favorable conditions prevail. The site will be accessed from the existing driveway off of Willow Drive, as marked on the attached map entitled, “Timber Harvest Map Property of Jason Pelchat, prepared by Andrew Clark and dated 11/9/2023.” The Applicant states that the primary haul/skid roads will utilize the existing road system that was originally established during the previous harvest operation. All temporary haul/skid roads that will be constructed will run along contours when possible and not against them. Upon completion of the harvest, permanent water bars will be installed and any sections of the haul/skid roads will be seeded and mulched to prevent further erosion problems. 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.

Applicant Andrew Clark of Limbitless Logging responded to questions by the Commission on whether the stream is permanent or intermittent. ZWO Radford noted for the record there are no actual confirmed wetlands on the property per the State map. The Commission also asked about the condition of the property come spring, whether all of the abutters adjacent to Hillcrest have been notified and if not that they are to be notified as requested by Commissioner O’Bday. Per the recommendation of ZWO Radford, the manager at Hillcrest will also be notified.

**MOTION:** 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 17**, submitted by Andrew Clark behalf of property owner, Jason Pelchat for a Timber Harvest and more fully described in the Application, dated 11/9/2023 and Notification of Timber Harvest dated 11/9/2023 with associated Timber Harvest Map is a Permitted Use As of Right and, therefore, no permit is required. **(Roshto/O'Day). Vote: (7-0-0). APPROVED.**

**9. Correspondence:** None

**10. Other Business:**

**a.** Adoption of 2024 Meeting Schedule.

**MOTION:** To adopt the 2024 Meeting Schedule as presented. **(Brush/Occhialini). Vote: (7-0-0). APPROVED.**

**b.** Election of Officers.

**MOTION:** To reelect the current slate of Commission officers—Douglas Brush/Chairman; Charles O'Bday/Vice-Chair; Sandra Berardy/Secretary. **(LeClair/J. Berardy). Vote: (7-0-0). APPROVED.**

Chairman Brush and Commissioner LeClair commented on their attendance at the Inland/Wetlands Organization event on November 11 in Bristol, CT.

**11. Executive Session:** None

**12. Adjournment.**

**MOTION:** To adjourn the meeting at 6:32 p.m. **(O'Bday/Roshto). Vote: (6-0-0). 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.**