

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
December 14, 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, and Commissioner Raymond Occhialini. Commissioners Jessica LeClair and Robert Roshto were absent. Also in attendance was ZWO Stacy Radford.

3. Minutes:

a. Approval of Minutes of the November 16, 2023, Regular Meeting.

MOTION: To approve the November 16, 2023, Regular Meeting Minutes. **(Occhialini/O’Bday). Vote: (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. **223 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)*

ZWO Stacy Radford remarked that her only new comment was that the Applicant did revise the Plan under the Narrative section per a recommendation at the last meeting and the typographical error as to the size of the landing being proposed was corrected. Per a question from the Commission, the Applicant confirmed that there would not be any encroachment into the wetlands.

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 15, Owner: Dan Patsiga; Applicant: Reagan Construction Group for regulated activities within the URA in conjunction with the proposed removal/replacement of the existing landing and stairs and the installation of a 285 SF paver patio, per the application and associated documents dated October 24, 2023. Standard reasons for approval and standard conditions of approval apply. **(Occhialini/S. Berardy). Vote: (5-0-0). APPROVED.**

8. New Business:

a. 23 IWC 18 – 10 Daisy Hill Road (Parcel ID: 011-002-004), Oakdale, CT Owner/Applicant: Frank Crandall, for regulated activities to remove trees and maintain vegetation in the upland and wetland areas. *(Submitted 11/30/23, Date of Receipt 12/14/23, DRD 2/17/2024)*

STAFF COMMENTS:

The property is located on 20.3 acres in the R-40 zoning district with approximately 25 feet of frontage on Daisy Hill Drive. The property is currently developed with a single-family residence. The Applicant had a previous IWC Application (#220IWC8) for the construction of a driveway crossing. This Application is for an as of right determination for activities within the wetlands and the upland review area to remove fallen/uprooted trees, cut dead trees and remove invasive vines which the Applicant states damage/kill trees (photos attached with the Application). The proposed trees to be removed have been marked by the Applicant in green with a red circle around them on the plan entitled, "Plot Plan Frank Crandall Lots 3 and 4 New London Turnpike (Rt. 85) and Daisy Hill Drive, Montville CT, dated July 9, 2020." The Applicant is proposing to maintain the existing pathway around the pond and to keep it free of trash. The Applicant is also proposing to maintain the existing driveway, to include the removal of downed trees and replacement of stones that may be washed away creating pot holes. The Applicant proposes to utilize a previously purchased amphibious machine (a picture which is attached with the Application) to conduct any and all work.

Owner/Applicant Frank Crandall responded to questions of the Commission as to whether the house and driveway were built; if clear cutting was being done, if the existing driveway would be maintained and whether the gateposts are located on his property. ZWO Radford remarked the Owner/Applicant was directed by someone in Planning & Zoning regarding the need for special machinery which the Owner/Applicant purchased. She reported that a complaint was entered alleging that machinery was moving on the Owner/Applicant's property. Former ZWO Meredith Badalucca entertained the complaint of machinery moving and told the Owner/Applicant to not do any additional work pending the findings from the complaint. No evidence of moving machinery was found on the Owner/Applicant property by former ZWO Badalucca.

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 18**, submitted by Owner/Applicant Frank Crandall for activities within the wetlands and the upland review area to remove fallen/uprooted trees, cut dead trees and remove invasive vines, more fully described in the Application, dated 11/29/2023 is a Permitted Use As of Right and, therefore, no permit is required. **(O'Bday/Occhialini). Vote: (5-0-0). APPROVED.**

b. 23 IWC 19 – 30 Route 82, (Parcel ID: 060-003-00A), Oakdale, CT Owner: Jabez Financial, Inc., Applicant: Glenn Johnson, for regulated activities to construct a driveway apron within the wetlands and URA. *(Submitted 12/6/2023, Date of Receipt 12/14/2023, DRD 2/17/2024)*

STAFF COMMENTS:

The property is located in the R-120 zone on about 9.29 acres and contains regulated uplands, wetlands and a stream. This property has approximately 69.59 feet of frontage on Route 82 and is currently undeveloped. The Applicant is proposing to construct a driveway apron which requires removal of trees and brush for sight line purposes, as indicated on plan entitled, "Plan prepared for Jabez Financial, LLC Proposed Driveway, 30 Norwich Turnpike (Route 82), Montville, CT, Sight Line Plan & Profile dated 9/26/2023." The curb cut is within the upland review area and the clearing limits to the Northwest of the property are within the wetlands area, as indicated on plan entitled "Approximate Inland Wetland Limits, Proposed Driveway, 30 Norwich Turnpike Route 82), Montville, CT dated 11/29/2023 prepared by CLA Engineers, Inc." The wetlands in the area of the apron location were flagged by Robert Russo, Certified Soil Scientist in 2023. It was indicated on the Application that there is approximately 845 square feet (0.02 acres) of wetlands in Right of Way at the apron location. The Applicant states "I am requesting authorization to cut the curb and pave an apron at the above-mentioned address simply to make access to the property feasible from the road as outlined in the provided drawings from CLA Engineers, LLC."

The Applicant responded to questions of the Commission as to whether a State permit would be required to cut the curb and why access was needed to the property. The Commission questioned whether Staff thought a tree needed to come down due to the width; Staff reviewed a CLA Engineering diagram indicating removals of trees for the site line.

MOTION To table Application 23 IWC 19 to the January 18, 2024, Commission meeting. **(Occhialini/O'Bday). Vote: (5-0-0). APPROVED**

9. Correspondence: None

10. Other Business:

11. Executive Session: None

Chairman Brush thanked everyone for their attendance during the year and wished all a happy holiday.

12. Adjournment.

MOTION: To adjourn the meeting at 6:24 p.m. **(O'Bday/J. Berardy). Vote: (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.