

TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
THURSDAY, APRIL 19, 2018 – 7:00 P.M.
LOCATION: MONTVILLE TOWN HALL, Council Chamber
310 NORWICH-NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382

1. CALL TO ORDER

Chairman Brush called the meeting to order at 7:02.

2. ROLL CALL

Present: Chairman-Doug Brush, Secretary Philip Houk, Commissioners Jessica LeClair Sandra Berardy.

Absent: Vice-Chairman Charles O’Bday III, Anthony Tufares, Full Vacancy, Alt. Vacancy, Alt. Vacancy

Attending: Zoning and Wetlands Officer (ZWO) Liz Burdick

3. MINUTES: Approve the Minutes of the March 15, 2018 Regular Meeting.

MOTION: Berardy/LeClair, to approve the April 19, 2018 minutes as presented.

Vote: Approved Unanimously

4. PUBLIC HEARINGS-none

5. SHOW CAUSE HEARING (s)-none

6. REMARKS FROM THE PUBLIC (not relating to items on the agenda)-none

7. OLD BUSINESS:

A. 2181WC1-Butlertown Road (Map 2, Lot 2), Oakdale, CT

Applicants/Property Owners, Robert T. and Manuel J. Misarski for 2-Lot Subdivision in Light Industrial Zone with Regulated Activities. (Tabled from the 032/15/18 meeting-DRD 4/20/2018)

L. Burdick informed the members that the plans have been revised dramatically for the possible development of the lots. The smaller lot has no wetlands disturbance and the larger lot has 871 sq.ft. of upland review disturbance. In review, the property to be subdivided is located at Butlertown Road (Map 2, Lot 2) on 20.95 acres in the Light Industrial Zone and contains about 16 acres of wetlands.

Revised plans submitted on April 9, 2018 now propose about 871SF of Upland Review Area disturbance (v. 9870SF on prior plan) for the possible proposed development of the lots. Both proposed lots show possible proposed industrial

buildings, driveways & parking areas, drainage structures and well & septic locations outside of regulated areas. Possible proposed regulated activities include a portion of the reserve septic area on proposed Lot 2-2 only.

The 4/9/18 Revised Plan Set was referred to the Town Engineer, Tom Cummings, Soil Scientist, Bob Russo, Uncas Health District and Waterford Environmental Planner, Maureen Fitzgerald. Revised plans addressed previous comments of UHD, Cummings & Russo (comments attached).

Fitzgerald responded via email as follows “It’s better than the prior plan version. Would it be conceivable to recommend to the PZC that the unauthorized fill be removed from the 50 ft Review Area as part of the subdivision approval? Just a thought, or it could be a condition of approval from the Inland Wetlands Agency.” Staff recommends this issue be addressed at the time of individual lot development depending on proposed use.

All comments from town staff, and CLA engineer Robert Russo have been adequately addressed.

Ross Gladstone-Indigo Land Design addressed the Commission for the applicants. He submitted the plan to the Commission which had been signed by R. Snarski, soil scientist. He informed the members that the only disturbance on lot #2 will be clearing for the primary leeching field.

L. Burdick reminded the Commission that anyone who wants to develop the property will have to come before the Commission for approval.

MOTION: After giving due consideration to all relevant factors, including those in the Montville Inland Wetland Regulations and Chapter 440 of the Connecticut General Statutes, I move that the Commission forward a favorable report to the Montville Planning & Zoning Commission for possible proposed regulated activities for Application #218IWC1, submitted by the Applicants/Property Owners, Robert T. and Manuel J. Misarski for a 2-Lot Subdivision of Land at Butlertown Road (Map 2, Lot 2) as more fully described in the application & supporting documents, dated 02-08-18, a map entitled “Record Subdivision Map, Land of Robert T. & Manuel J. Misarski, Tax Map 2, Lot 2, Butlertown Road, Montville, CT, Prepared by Annino Survey, LLC, Dated November 29, 2017, Revised to 2/27/18” and a plan entitled “Subdivision & Conceptual Site Development Plan, Prepared for Robert T. & Manuel J. Misarski, Butlertown Road, Map 2, Lot 2, Montville, CT, Prepared by Indigo Land Design, LLC, Dated February 7, 2018, Revised to 4/9/18” with the following conditions:

CONDITIONS OF APPROVAL:

- 1. Future individual lot development shall require review and approval by the Montville Inland Wetlands Commission. Vote: Approved Unanimously**

B. 2181WC2-636 Route 163 (Map 30, Lot 39), Oakdale, CT

Applicant/Property Owner, Nicholas Kaika for Regulated Activities for Construction of a New Single-family Residence and Associate Site Improvements. (Tabled from the 03/15/18 Meeting- DRD 5/18/2018).

Applicant Requests: Permit for Regulated Activities for Construction of a New Single-Family Residence and Associated Site Improvements.

Applicant is requesting a permit for regulated activities for construction of a new single-family residence and associated site improvements. The property is located on 7.66 +/- acres (333,670SF) in the R-20 zoning district with 259.5 feet on CT Route 163. The site is not located in a flood hazard zone, coastal area management zone or public water supply watershed. The limits of the inland wetlands were delineated by Mark Sullivan, C.P.S.S. on 4/4/2008 & again on 2/10/2018 and the total area of wetlands on the site is about 18,200SF. The Applicant has demolished the existing single-family that was in very poor condition and is proposing to construct a new 32' x 40' single-family dwelling with a 30' x 30' attached garage with footing drain. Associated site improvements include proposed clearing & grading, paved driveway and driveways grading, and extension of existing gas & sewer lines. Silt fence is proposed for soil erosion & sediment control.

Activity in upland review areas include: The proposed silt fence locations, a portion of the proposed sewer & gas lines, a portion of the proposed paved driveway & driveway grading and a portion of the proposed footing drain & outlet. There is no activity proposed in regulated wetlands.

MOTION: (Houk/Berardy) After giving due consideration to all relevant factors, including those in Section 10 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve the application of Nicholas Kaika for a permit for Regulated Activities for Construction of a New Single-Family Residence and Associated Site Improvements at 636 Route 163 (Map 30, Lot 39), Oakdale, CT as more fully described in the application and on a plan entitled "Site Improvement Plan, Prepared for Nicholas Kaika, #636 Route #163, Montville, CT, Prepared by Advanced Surveys, LLC, Dated 2/16/18." Vote: Approved Unanimously

8. NEW BUSINESS

A. 2181WC3-1218 Route 32 (Map 86, Lot 7), Uncasville, CT-Applicant, Scotland Hardwoods, LLC-Property Owner, Montville Memorial Post 10060 of US Inc. for AS of Right Determination for Timber Harvest. (DRD 06/22/18).

B. 2181WC4-1224 Route 32 (Map88, Lot 21) Uncasville, CT- Applicant, Scotland Hardwoods, LLC-Property Owner, Montville Memorial Post 10060 of US Inc. for AS of Right Determination for Timber Harvest. (DRD 06/22/18).

L. Burdick suggested considering reviewing item A. and B. together because the applicants are the same and the applications are for the same purpose.

MOTION: (Berardy/LeClair) to consider items 2181WC3 and 2181WC4 together. Vote: Approved Unanimously.

Both applications are 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.

2181WC3-1218 Route 32 is located in the C-2 zone on 16.013 acres with about 975 feet of frontage on Raymond Hill Road and contains regulated wetlands & watercourses.

Applicant states, in relevant parts, “Scotland Hardwoods (A Rossi Company) plans to conduct a logging operation on 5 of the 16.01 acres. A one to three man crew operating a log skidder will cut and skid the logs to one yard area where a tri-axle log truck will pick up the logs and exit the property via a powerline ROW and Raymond Hill Road from 8:00 a.m. to 6:00 p.m. Monday to Saturday. All trees to be removed will be marked for removal and it is expected that 6000 board feet of timber will be removed. It is estimated that about one week will be required to complete the project with a start date of spring or summer 2018.”

Further, Applicant states, “No drainages will have to be crossed concerning the harvest. Upon completion of the harvest, water bars will be installed where necessary on the main skid rows. Further details are shown on map entitled “Exhibit B – VFW Property, Dated March 24, 2018.”

2181WC4-1224 Route 32 is located in the C-2 zone on 68.01 acres with about 73 feet of frontage on Raymond Hill Road and 519 feet of frontage on CT Route 32 and contains regulated wetlands & watercourses.

Applicant states, in relevant parts, “Scotland Hardwoods (A Rossi Company) plans to conduct a logging operation on 65 of the 68 acres. A one to three man crew operating a log skidder will cut and skid the logs to one yard area where a tri-axle log truck will pickup the logs and exit the property via Raymond Hill Road from 8:00 a.m. to 6:00 p.m. Monday to Saturday. Before the harvest starts, all trees to

be removed will be marked for removal and it is expected that 75,000 to 100,000 board feet of timber will be removed. It is estimated that about four to six weeks will be required to complete the project with a start date of spring or summer 2018.” Further, Applicant states, “Three drainages will have to be crossed concerning the harvest. It is planned to use portable bridges, wood poles or brush mats concerning these areas. Upon completion of the harvest, waterbars will be installed where necessary on the main skid roads. Further details are shown on map entitled “Exhibit B – VFW Property, 68 Tot. Acres, Date: March 24, 2018.”

R. Burgess from Scotland Hardwoods informed the Commission that the property was harvested approximately 8-10 years ago, he will be using the same crossings as before. He will be constructing, “water bars,” which push up soil at an angle on the skid trails, where needed to direct/divert water flow for erosion control. Burgess stated that 90% of the 14” and larger will be harvested. On the larger property approximately 471 trees will be taken which is 20-22 truck loads. On the smaller property approximately 40 trees/2 truck loads will be harvested.

MOTION: (LeClair/Houk) 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# 218IWC3, submitted by the Applicant, Scotland Hardwoods, LLC on behalf of the property owners, Montville Memorial Post 10060 of US Inc. for a Timber Harvest as more fully described in the Application, dated 3/21/2018 and supporting documentation including Exhibit “A” entitled VFW Selective Timber Harvest, Cutting Schedule/Sedimentation and Erosion Control Plan” and Exhibit “B” map entitled “VFW Property, 16 Tot. Acres, Date: March 24, 2018” is a Permitted Use As of Right and, therefore, no permit is required.

Vote: Approved Unanimously

MOTION: (LeClair/Berardy) 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# 218IWC4, submitted by the Applicant, Scotland Hardwoods, LLC on behalf of the property owners, Montville Memorial Post 10060 of US Inc. for a Timber Harvest at 1224 Route 32 (Map 88, Lot 21), Uncasville, CT as more fully described in the Application, dated 3/21/2018 and supporting documentation including Exhibit “A” entitled VFW Selective Timber Harvest, Cutting Schedule/Sedimentation and Erosion Control Plan” and Exhibit “B” map entitled “VFW Property, 68 Tot. Acres, Date: March 24, 2018” is a Permitted Use As of Right and, therefore, no permit is required.

Vote: Approved Unanimously

C. 2181WC5-25 Laurel Point Drive & 1499 Old Colchester Road (Map 105, Lots 38 & 38-1) Oakdale, CT- Applicant/Property Owner, Jason Bronson for a permit for Regulated Activities for construction of a New Single-Family Residence and Associated Site Improvements. (DRD 06/22/18).

Applicant is requesting a permit for regulated activities for construction of a new single-family residence and associated site improvements.

L. Burdick stated the Commission issued a permit to the applicant for the same proposal in October 2012 but the permit ran out in October 2017. He has resubmitted the same proposal.

25 Laurel Point Drive is located on 2.82 acres (122,826SF) in the R-80 zoning district with 247 feet of frontage on Old Colchester Road. 1499 Old Colchester Road is located on 4.216 acres (183,631SF) in the R-80 zoning district with about 780 feet of frontage on Old Colchester Road and about 317 & 110.94 feet of frontage on Laurel Point Drive. The sites are not located in a flood hazard zone, coastal area management zone or public water supply watershed. The limits of the inland wetlands were delineated by Mark Sullivan, C.P.S.S. on 8/9/2011 and the total area of wetlands on both sites is about 1.25 acres.

The Applicant is proposing to construct a new 36' x 42' single-family dwelling with porch and 30' x 36' attached garage with footing & roof drains. Access to 25 Laurel Point Drive will be by an easement area over 1499 Old Colchester Road. Associated site improvements include proposed clearing & grading, gravel driveway, including gravel driveway, grading & a wetlands crossing over 1499 Old Colchester Road, footing and roof leader drains & outlets, well, and on-site septic system. Silt fence is proposed for soil erosion & sediment control.

Activities proposed in upland review areas include: The proposed silt fence locations, a portion of the proposed footing drain & outlet, gravel driveway & driveway grading.

Activities proposed in regulated wetlands: 20' of 12" HDPE pipe by owner – 6' of pipe to be added to easterly side of driveway for grading purposes. This pipe exists so that water doesn't get trapped on either side of driveway.

Jason Bronson, applicant stated the driveway is gravel and the width of one car. He has no plans to change the driveway. There is a drainage pipe so the water will not stagnate on the sides of the driveway.

L. Burdick stated the application was well vetted at the time of the first application which was approved by the Commission by the town engineer.

MOTION: (Berardy/LeClair) to table application 2181WC5-25 Laurel Point Drive & 1499 Old Colchester Road (Map 105, Lots 38 & 38-1) Oakdale, CT until the May 17, 2018 meeting. Vote: Approved Unanimously.

MOTION: (Berardy/LeClair) to add 218 IWC6, 11 Bridge St, (Map 82, Lot 56) Applicant/Property Owner Willis Clark for AS of Right Determination for Timber Harvest. Vote: Approved Unanimously.

L. Burdick stated the applicant came in today (4/19/18) and submitted the application for the purpose of cutting 8 trees along his driveway. He stated his insurance company has requested they come down because they are a hazard to his house. The trees will be taken down by a professional and will be felled away from the small stream next to the driveway. L. Burdick stated she does not see any wetlands impact.

MOTION: (LeClair/Berardy) to table 218 IWC6, 11 Bridge St, until the May 17, 2018 meeting. Vote: Approved Unanimously.

9. Correspondence

The Habitat

10. Other Business:

L. Burdick informed the Commission she has been hired to be the Ledyard Town Planner and this meeting will be her last. The members wished her well and thanked her for all she has done for the Commission.

11. Executive Session:

None

12. Adjournment:

MOTION: (Berardy/LeClair) to adjourn at 8:34

Respectfully Submitted

Sue Spang
Recording Secretary