Town of Montville Inland Wetlands Commission
310 Norwich-New London Turnpike
Uncasville, CT 06382
(860) 848-6779
Town Hall – Town Council Chambers

Regular Meeting Minutes
September 17, 2026

1. **Call To Order:**
   Chairperson Brush called the meeting to order at 6:03 p.m.
2. **Roll Call:**

   Present: Chairperson Douglas Brush, Vice-Chair Raymond Occhialini, Commissioners Jessica LeClair (by phone) and Anthony Vellucci. Commissioners Eric Majewski and Robert Roshto were absent. A quorum was present.

   Also present was Zoning & Wetlands Officer (ZWO) Stacy Radford.
3. **Minutes:**
   a. Approval of Minutes of the July 16 2026 Regular Meeting.
   MOTION: To approve the Commission August 20, 2026 Regular Meeting Minutes. **(Occhialini/Vellucci). Vote: (4-0-0)**. **APPROVED. Roll Call Vote.**
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. **26 IWC 10** – 82 Maple Avenue (Parcel ID: 017-015-00A) Oakdale, CT; Applicant: 82 Maple Ave. LLC; Owner: Lindo Construction LLC for regulated activities associated with a 2-Lot Subdivision; *(Submitted 07/30/2026, Date of Receipt 08/20/2026, Site Walk scheduled for 09/15/2026, DRD 10/14/2026)*

   TECHNICAL REVIEW COMMENTS:
   - Plan Set – Cover Sheet: Please correct to reflect the current property owner
   - Plan Set – Cover Sheet: Please correct Zoning Table to reflect the current Zone as R-20

   STAFF COMMENTS IN REVIEW:
   - This Application is for regulated activities within the wetlands to install a wetland crossing for driveway access, underground utilities and a proposed culvert pipe in conjunction with a 2-lot subdivision.
   - The property currently consists of 17.97 acres with approximately 500' of frontage onto Maple Avenue. The property is located in the R-20 Zoning District and is currently developed with a single-family home, a detached garage and a barn.
   - The Applicant is proposing to subdivide this parcel into 2-lots; one being Lot 1 with 2.79 acres and the second being Lot 2 with the remaining 15.18 acres; as noted on the submitted Site Plan entitled "2-Lot Subdivision 82 Maple Ave prepared for Lindo Construction, LLC Montville, Connecticut dated January 25, 2025."
   - The Applicant states that Lot 1, with the existing house, has no new activity proposed within wetlands or 50' upland review area.

- The Applicant states that Lot 2 "requires a wetlands crossing for driveway access, underground utilities and a proposed culvert pipe for conveyance of a seasonal intermittent watercourse."
- The Applicant proposes the following activities as part of this driveway crossing to include:
    - "4,900 sf of direct wetlands disturbance as part of driveway, drainage and grading activities"
    - "Total fill in wetlands = 250 cy of clean fill and gravel materials"
    - "Total excavation in wetlands = 250 cy of organics / topsoil removed. Organic materials will be stockpiled onsite outside of 50' upland review area for reuse as topsoil"
    - "7,200 sf of upland review area disturbance"
- The Applicant states that all work will be performed by tracked excavation equipment with minimal hand tool activity. All proposed work is intended to be performed starting in the spring of 2027 and should be completed within 90 – 180 days.
- The Applicant further states that the "width of the proposed driveway crossing over wetlands is designed to allow access to potential future multifamily development of parcel without requiring additional wetlands disturbance."
- The wetlands were delineated by Joseph Theroux in October of 2022 with a wetland function and value assessment conducted in April of 2025. A copy of the Wetland Report has been provided.
- The Applicant finally states that "all proposed activities have been designed to minimize short and long term impacts to wetlands and watercourses."

AGENCY COMMENTS:

- Town Soil Scientist – This Application was referred to the Kyle Haubert, Professional Engineer and Kyle Lynch, Soil Scientist of CLA Engineers for review and comments. Comments were received on August 25, 2026 and forwarded to Applicant for response. Revised Plans and Drainage Calculations were received on September 16, 2026 from the Applicant and forwarded for additional review and comments, which are pending.

NEW STAFF COMMENTS:

- Comments were received from the Town Soil Scientist/Engineer on August 25, 2026 and forwarded to the Applicant for response (copy attached).
- A site walk was conducted on Tuesday, September 15, 2026 at 5:00 p.m. Vice Chairman Occhialini and Commissioner LeClair were in attendance on behalf of the IWC. Wes Wentworth of Wentworth Civil Engineers and the Horace Lindo were present on behalf of the Applicant.
- Revised Plans and Drainage Calculations were received by the Applicant on September 16, 2026 and have been forwarded to the Town Soil Scientist/Engineer for comments, which are pending.

ZWO Radford read the New Staff Comments, Agency Comments and Staff Recommendation into the record and identified Professional Engineer Wes Wentworth as present on behalf of the Applicant to answer questions of the Commission. The Commission commented on the site walk that occurred on a very wet day after weekend rain noting that the wetland was smaller, the crossover to the wetland where trees were taken down and having been reported that the crossing, utilities and water line would not be installed yet. The Commission further noted looking and approving a plan for a house that may be other than just a house. As discussed at the site walk, PE

Wentworth explained that zoning for the property was changed to R-20 and abutting property approved in 2018 / 2019 for a multi property. Thus the property can be designed for a single family or multi-family use but cannot be developed without returning to the Commission. Parking with a wider shoulder was explained to accommodate private or future multi-family use with very little additional disturbance to the wetlands and a benefit to Town expansion. Further, ZWO Radford noted outstanding comments were received yesterday afternoon and were sent to the Town Soil Scientist and suggested that the matter be tabled until the next meeting.

MOTION: I make a Motion to continue Application #26 IWC 10 – 82 Maple Avenue (Parcel ID: 017-015-00A), Montville, CT – Owner: 82 Maple Ave LLC; Applicant: Lindo Construction LLC for regulated activities within the wetlands to install a wetland crossing for driveway access, underground utilities and a proposed culvert pipe in conjunction with a 2-lot subdivision, until the next regularly scheduled meeting on October 15, 2026. **(Occhialini/Vellucci). Vote: (4-0-0)**. **APPROVED. Roll Call Vote.**

b. **26 IWC 11** – 38 Laurel Point Drive (Parcel ID: 105-007-000) Oakdale, CT; Owner/Applicant: Kevin Campbell and Elizabeth Campbell; for regulated activities associated with Permits in Conjunction with Regrading of a Previously Excavated Area in the Upland Review Area; *(Submitted 08/04/2026, Date of Receipt 08/20/2026, Site Walk scheduled for 09/15/2026, DRD 10/24/2026)*

STAFF COMMENTS IN REVIEW:

- This Application is for regulated activities within the upland review area to regrade a previously disturbed area, prior to this owner's acquisition of the property, and to install a paver walkway to provide access from the patio of the single-family home to Oxoboxo Lake.
- The property is located on 0.52 acres with approximately 58' of frontage onto Laurel Point Drive. The property is located in the R-80 Zoning District and is currently undeveloped.
- The property owners previously received a Permit from this Commission in May of 2025 for regulated activities associated with the construction of a single-family residence on this legally existing non-conforming lot. During this previous Application process there was a request of the Applicant to install silt fence to be back with haybales for additional protection of the wetlands, to which the Applicant agreed. The newly submitted Site Plan shows that the Applicant will install two sections of silt fence. The section of silt fence at the toe of the regrading area shall be backed by haybales. Additionally, there was concern about the washing out of equipment in the area towards the Lake. The Applicant added a note to the previous Plan Set that "The well driller shall not wash out his equipment in the area that has a positive grade towards the Lake." This note remains on the newly submitted Plans as well.
- The Applicant states in part that "the regrading contemplated by this application will be conducted simultaneously with the development of the single-family dwelling house and other improvements on the property."
- The Applicant also states that the location of the proposed potable water supply well has moved to the south to avoid embankment areas which are too unstable to sustain the weight of the required drilling equipment.
- According to the Applicant, "the regrading of the northerly embankment area has been designed to be fully accomplished with the placement of 780 cubic yards of structural embankment material which is the volume which will be excavated in order to construct the cellar for the dwelling house to be constructed on the Property." It is not anticipated that additional fill material will be imported to the site to complete this project, other than topsoil.

- The disturbed area shall be stabilized with not less than 6" of topsoil, seeded and stabilized with erosion control blankets.
- The wetlands were flagged by Mark H. Sullivan, C.P.S.S. in 2022.

AGENCY COMMENTS:

- Town Soil Scientist – This Application was referred to the Town Soil Scientist, Kyle Lynch of CLA Engineers, Inc. for his review and comments. Comments were received on August 25, 2026 and forwarded to the Applicant for response. Response to comments and revised documents were received and forwarded to Town Soil Scientist for further review and comments. Final comments received that all previous comments had been addressed.

NEW STAFF COMMENTS:

- Comments were received from the Town Soil Scientist on August 25, 2026 and forwarded to the Applicant for their response.
- Revised documents were received on August 31, 2026 addressing the Town Soil Scientist's comments. These revised documents were forwarded to the Soil Scientist for review and additional comments.
- Final comments from the Town Soil Scientist were received on September 2, 2026 indicating that all previous comments had been addressed.
- A site walk was conducted on Tuesday, September 15, 2026 at 5:45 p.m. Vice Chairman Occhialini and Commissioner LeClair were in attendance on behalf of the IWC. Attorney Harry Heller was present on behalf of the Applicants.

ZWO Radford read the New Staff Comments into the record and noted the presence of Attorney Harry Heller on behalf of the Owner/Applicants. The Commission reported that the site walk was as described by Attorney Heller noting in particular the excavation at the end of the lot that leads to a 15-20 foot drop. Additionally, the rest of the lot was excavated, the well was relocated, no trees were removed and the site feels approvable. The Commission also noted that fill from the foundation will be placed in the hole to level it out. Also, the Commission asked whether the lot had been previously excavated; Attorney Heller responded that it could have been 40 years ago and ZWO Radford confirmed that the vertical drop has been there all this time as well as the cutoff that was previously reviewed by the ZWO and the Assistant Planner.

MOTION: After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 26 IWC 11 – Owner/Applicant: Kevin & Elizabeth Campbell; for regulated activities within the upland review area for regrading and installation of a paver walkway to Oxoboxo Lake, per the Application and associated documents submitted on August 4, 2026, revised on August 31, 2026 and plan entitled, "Septic System Design Plan prepared for 38 Laurel Point Drive, LLC #38 Laurel Point Drive, Montville, Connecticut dated March 22, 2025 revised August 26, 2026"; with the following condition:

1. All wetland boundaries be re-flagged before construction for visibility to contractors and inspectors during the construction phase.

Standard reasons for approval and standard conditions of approval apply. **(Occhialini/Vellucci). Vote: (4-0-0)**. **APPROVED. Roll Call Vote.**

8. **New Business:**
   a. **26 IWC 12** – 2280 Route 32 (Parcel ID: 106-036-000) Oakdale, CT; Owner: NNI Horizon View LLC, Applicant: Honeycomb Real Estate Partners; for regulated activities associated

with Minor Modifications to Grading & Drain Plan C-2; *(Submitted 09/14/2026, Date of Receipt 09/17/2026, DRD 11/21/2026)* (**This item was revised on the record as 26 IWC 13.)**

STAFF COMMENTS:

- An Inland Wetland Permit was approved by this Commission on November 21, 2024 and modified on March 19, 2026.
- On July 22, 2026 Staff conducted a site inspection and noted some significant erosion in the area that the off-site drainage enters this property. In speaking with the Construction Manager, he indicated that he was working on a potential fix.
- On August 13, 2026 the Construction Manager submitted a sketch entitled "Offsite Drainage Rip Rap Sketch SK-11 dated August 13, 2026." He indicated that they would like to place large stones with a large berm at the top of the rip rap to dissipate the water flow. Staff had discussions with the Town Engineer who indicated that he felt that this was an appropriate fix but that it would become a "permanent disturbance" versus a "temporary disturbance" as was previously approved and would require a modification.
- On September 14, 2026 the Applicant submitted an Application for "Minor Modification to the Site Plans." The Applicant states they are proposing to update "the section of inland wetlands along the northern property line by adding a stone rip rap swale after observing major erosion caused by the stormwater runoff from the offsite watershed." "The erosion led to the sediment trap at the bottom of the slope to be clogged and not function properly. To avoid this issue in the future we are proposing the installation of a stone rip rap swale complying with the State of Connecticut DOT "Supplemental Specifications for Roads, Bridges, Facilities and Incidental Construction" section M12.02 which will modify approximately 60 SF +/- of previously temporary disturbed wetland area to become permanently disturbed wetland area."
- The Application and supporting documents were forwarded to Kyle Haubert, Professional Engineer and Kyle Lynch, Soil Scientist of CLA on September 15, 2026. Comments were received on September 16, 2026 which read "We see the problem they are having and have reviewed the submitted documents. Their fix is appropriate and have no additional comments on their application materials."

AGENCY COMMENTS:

- Town Engineer/Soil Scientist – The referral for comments was forwarded on September 15, 2026. Comments were received on September 16, 2026 indicating in part that the "their fix is appropriate… "

ZWO Radford noted the typographical error on the agenda that should 24 IWC 13 and then read the Staff Comments and Agency Comments into the record. In response to a question from the Commission as to the location of the disturbance, Roy Smith of RJ O'Connell Associates detailed the property entrance from Route 32; the wetlands on the northern edge of the property and plans for a drain pipe to the offsite retention basin. The offsite and onsite retention basins, the retaining wall, the associated closed drainage system and seeding of the temporary wetlands disturbance have all been completed. The offsite drainage was attributed to two (2) rain events that created erosion of the swale that will be replaced and modified, and the area will then be permanently disturbed. The Commission also commented on placement of a chain length fence for safety and about another modification that was previously approved it.

MOTION: After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 26 IWC 13 – 2280 Route 32 (106-036-000) Uncasville, CT – Applicant: Honeycomb Real Estate Partners, Owner: NNI Horizon View

LLC; for a modification of Application #24 IWC 9 for the development of three parcels for a 57 unit multi-family building, per the Application and associated documents submitted on September 14, 2026 and plan entitled, "Grading and Drainage Plan Horizon View Montville, CT dated September 25, 2024 revised September 11, 2026." **(Occhialini/Vellucci)**. **Vote: (4-0-0)**. **APPROVED.**

9. **Correspondence:**
   a. DEEP Inland Wetlands Management & Regulations Training October 21, 2026 and January 13, 2027.

   ZWO Radford reported on informational DEEP Wetland Training sessions with registration by a QR-Code. It was requested that the Commission notify the ZWO upon completion of the sessions for recording purposes of this supplemental training, if interested.

10. **Other Business:**
   a. POCD/Housing Advisory Committee Discussion Items

   ZWO Radford reported on the POCD Housing Advisory and the appointment of Commissioner Vellucci as the representative to the Advisory. Commissioner Vellucci reported on having attended the kick-off event to the public on September 29th for the Plan of Conservation and Development (POCD) as the representative of the Commission. He noted that the Plan must be updated every 10 years resulting in potential grant funding. Each Commission/Board was to present three (3) changes that it would like to see, and Commissioner Vellucci gave an update of discussion as follows: (1) infrastructure of water/sewer for development of housing including affordable housing; (2) Parks & Recreation reclaiming trails at the Mostowy Property and the maintenance and cost of it; (3) making waterways more accessible—lakes, ponds, the Thames River for fishing; (4) making the Town more walkable and possible use of trolleys; and (5) Community Center updates. Commissioner Vellucci requested three (3) items from the Commission for discussion purposes. A flyer for the POCD kick-off event was given to the Commission by ZWO Radford who reported December 9th as the next quarterly meeting of the Advisory. Discussion was had by the Commission concerning water/sewer construction and planning and its effect on the Town from Corrigan and the Casino; additional housing construction; more consideration for regulations concerning wetlands protection; the lack of Town fire hydrants resulting in increased insurance costs; increased water usage and environmental concerns as developments require more water that has to go somewhere and knowing how to balance it--the job of the WPCA; and newer housing with materials that are petroleum-based is a vulnerability. Consideration by the Commission of additional ideas or concerns was posed. Commissioner LeClair explained the Community Building Workshop affiliated with the Nature Conservancy that works in partnership with community people in groups of 10—20 to assess community actions, vulnerabilities and strengths per a list of action items. The workshop is online, a means for people to come together as to Town activities. The next meeting of the workshop is on October 15th.

11. **Executive Session:** None

12. **Adjournment.**
   MOTION: To adjourn the meeting at 6:37 p.m. **(LeClair/Occhialini)**. **Vote: (4-0-0)**. **MEETING ADJOURNED**.

Gloria J. Gathers
Recording Secretary
Town of Montville

AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN OF MONTVILLE WEBSITE UNDER THE "RESOURCES" LINK.