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
October 15, 2026

1. **Call To Order:**
   Chairperson Brush called the meeting to order at 6:01 p.m.
2. **Roll Call:**

   Present: Chairperson Douglas Brush, Vice-Chair Raymond Occhialini, Commissioners Jessica LeClair, Robert Roshto and Anthony Vellucci. Commissioner Eric Majewski was 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. **(Roshto/Vellucci). Vote: (5-0-0)**. **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."
- Comments were received from the Town Soil Scientist/Engineer on August 25, 2026 and forwarded to the Applicant for response.
- A site walk was conducted on Tuesday, September 15, 2026 at 5:00 pm. Vice-Chairman Occhialini and Commissioner LeClair were in attendance on behalf of the IWC. Wes Wentworth of Wentworth Civil Engineers and 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. All Staff Technical Review comments have been addressed.

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. Response was received on September 30, 2026 indicating that most comments had been addressed but there were a few outstanding comments. Responses and revised Plans were received from the Applicant on October 2, 2026 and were forwarded to the Town Engineer and Soil Scientist on October 5, 2026. The Town Engineer and Soil Scientist had a few additional comments which were still not addressed. The Applicant responded on October 8, 2026 with a revised Plan which was forwarded to the Town Engineer and Soil Scientist. Final comments were received indicating that all outstanding comments had been addressed.

NEW STAFF COMMENTS:

- Response to CLA comments of September 30, 2026 were received by the Applicant Engineer on October 2, 2026 and forwarded to the Town Engineer and Soil Scientist for review and comment on October 5, 2026. A few comments remained outstanding and on October 8 2026 revised Plans were received from the Applicant's Engineer.
- The Town Engineer and Soil Scientist reviewed the revised Plan and provided final comments indicating that all comments had been addressed.

ZWO Radford read the New Staff Comments into the record and recommended approval of the Application. She noted that Wes Wentworth the Professional Engineer and the Applicant Horace Lindo were present. The Commission commented on the site walk that was said to be straight forward and very wet.

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 #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, per the application and associated documents dated July 30, 2026 and Plan titled: "2-Lot Subdivision 82 Maple Ave Prepared for Lindo Construction, LLC Montville, Connecticut dated January 25, 2025 and revised October 8, 2026.

Standard reasons of approval and standard conditions of approval apply. **(Occhialini/LeClair). Vote: (5-0-0)**. **APPROVED. Roll Call Vote.**

8. New Business:

a. 26 IWC 14 – 310 Route 163 (Parcel ID: 082-061-00A) Uncasville, CT; Applicant/Owner: NJG LLC; for regulated activities associated with a Maintenance Facility Parking & Storage Bins for Earth Materials; *(Submitted 09/30/2026, Date of Receipt 10/15/2026, DRD 12/19/2026)*

TECHNICAL REVIEW COMMENTS:

- Narrative – Please clarify if the proposed change of use is for landscaping vehicle and equipment maintenance facility or a construction vehicle and equipment maintenance facility.
- Plan Set – Please update Plans to reflect the merged parcels.
- Plan Set – Please clearly define the 50' URA on the proposed Site Plan.

STAFF COMMENTS:

- A preliminary review of this Application and supporting documents was completed and there are technical review comments which need to be addressed by the Applicant.
- The Applicant submitted simultaneously with an Application to the Planning & Zoning Commission. The Assistant Planner has completed her preliminary review of the submitted documents and has noted that there are several comments which will need to be addressed and will require revised documents be presented. Accordingly, I would suggest that this Commission hold off on any review of this Application at this time being that what was submitted may need to be revised.
- Subsequently, the Applicant's Engineer has received the Assistant Planner's and Town Engineer and Soil Scientist's comments and has requested that this Application be continued until the next regularly scheduled meeting of November 19, 2026 to allow ample time to address the comments received to date.

AGENCY COMMENTS:

- Town Soil Scientist – This Application was referred to the Town Engineer and Soil Scientist of CLA Engineers, Inc. for review and comments. Comments were received on October 8, 2026 (a copy of which are attached hereto).

ZWO Radford read the Staff Comments, Agency Comments and Staff Recommendation into the record. The Commission had questions concerning the location of the old Bradley garage to Route 163. A permit was had to clean up around the dam, and the new owner wants to combine it with existing property he owns as explained by the ZWO.

MOTION: I make a Motion to continue Application #26 IWC 14 – 310 Route 163 (Parcel ID: 082-061-00A), Montville, CT – Owner/Applicant: NJG, LLC for regulated activities associated with a Maintenance Facility with parking and storage bins for earth materials, until the next regularly scheduled meeting on November 19, 2026. **(Roshto/LeClair)**. **Vote: (5-0-0)**. **APPROVED.**

9. Correspondence:

a. Town of Ledyard CGS Referral dated September 23, 2026, received via email September 24, 2026, and received via certified mail September 25, 2026 regarding I WWC#26-27SITE - 1761 Route 12 (MAP ID: 61-2120-1761) Gales Ferry, CT - Agent, Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner, Gales Ferry, Intermodal, LLC for regulated activities associated with implementation of reclaimed materials under Connecticut's Large-Scale Beneficial Filling Pilot Program for industrial redevelopment on the southern and northern portions of the Site with associated site work improvements.

ZWO Radford reported that the correspondence is a referral to the Commission from the Town of Ledyard for informational purposes as the Town of Montville is within a 500 ft radius of said property. The ZWO also reported that the Soil Scientist will have more to say concerning Planning & Zoning versus wetlands. The Commission had discussion concerning information sent by Mayor Bunnell about a slide show, a review of the trash situation in Montville. A presentation will be held on the same at the Economic Development Commission meeting on October 19th at 6:00 p.m. in Room 203. It was deemed that the presentation was not Commission appropriate, but ZWO Radford agreed as requested to email the presentation to the Commission.

10. Other Business:

a. Election of Officers

The Commission Secretary cast her vote as the Commission would remain seated as is.

b. Adoption of 2027 Meeting Schedule

MOTION: To approve the IWC 2027 Meeting Schedule with meetings held on Thursdays at 6:00 p.m. as follows: January 21st; February 18th; March 18th; April 15th, May 20th, June 17th, July 15th; August 19th, September 16th, October 21st, November 18th, December 16, 2027, and January 20th 2028. **(LeClair/Occhialini)**. **Vote: (5-0-0)**. **APPROVED.**

c. POCD/Housing Advisory Commission Discussion Items.

Follow-up discussion was had for the thoughts and feelings of the Commission for the next POCD/Housing Advisory Commission meeting. Minutes for the recent meeting will emailed to the Commission. ZWO Radford noted that any information the Commission may have for the next meeting scheduled for December should be addressed to Commission Vellucci. The current POCD is on the Town website for review by the Commission for possible changes to it. This item was verbally tabled to the next meeting.

Commissioner Roshto noted that he would be calling in to the next Commission meeting.

11. **Executive Session:** None
12. **Adjournment.**
    MOTION: To adjourn the meeting at 6:18 p.m. **(Roshto/LeClair)**. **Vote: (5-0-0)**. **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.