

Town of Montville Planning & Zoning Commission
Site Plan or Special Permit Application

Site Plan Number 22 SITE 5 Plan Date _____
 Special Permit Fee paid \$410 Revision _____

Assessors Map 071 Lot 001-000, 013-000, 007-000, 008-000
Project Address 125 and 133 Depot Road and 55 Dock Road
Name of Applicant Gateway Montville LLC
Address of Applicant 400 Waterfront Street, New Haven, Connecticut 06512
Project Name Montville Gateway Terminal
Tel # (203) 467-1997 Fax # (203) 469-5956 Email maugur@gatewayt.com
Name of Property Owner Uncasville LLC/Gateway Montville LLC (Lessee)
Name of Attorney Heller, Heller & McCoy
Tel # (860) 848-1248 Fax # (860) 848-4003 Email hheller@hellermccoy.com and amccoy@hellermccoy.com
Name of Engineer Boundaries, L.L.C. (David C. McKay)
Tel # (860) 376-2006 Fax # (860) 376-5899 Email dmckay@boundariesllc.net

Zoning District Industrial with OZ Overlay Lot Size 21.86 (aggregate) Total Acres 21.86

Yes No Regulated Wetlands Acreage _____ Permit Date _____
 Yes No Flood Plain Flood Hazard Area AE11 and X
 Yes No A-2 Survey Name of Surveyor John U. Faulise, Jr.
Building size 160 (portable) s.f. Building height 12 feet
Number of acres to be disturbed 18 +/- (all phases)
Applicable Zoning Regulation(s) 13.2.1, 13.2.10, 15.3 and 17

Project description Redevelopment of former industrial properties located along the westerly shore of the Thames River in the general vicinities of Depot Road and Dock Road. The project, as proposed, is a phased development. The first phase will include the overall preparation of the site for use as a bulk material storage and handling facility with intermodal capabilities. The parcel designated as 133 Depot Road (Map 71, Lot 001-000) will be improved with a 2.3 acre, more or less, bituminous concrete pad and developed for the storage of up to 120,000 tons of road salt which will be delivered to the site by barge. The salt will be offloaded by a conveyer system to trucks which will then haul the salt to the salt storage area. The salt will be stored on the bituminous concrete pad; and, pursuant to Connecticut Department of Energy and Environmental Protection Regulations, covered with an impervious cover at all times. Salt will be shipped by truck to municipalities in Southeastern Connecticut for use during winter weather. Phase II of the project will include the placement of fill material to elevate 125 Depot Road (Map 71, Lot 007-000) to an elevation above the base flood elevation (11 feet above mean sea level) for future development including the installation of new rail spurs to accommodate the transfer of bulk construction materials which may include aggregate, rebar, lumber and other materials from rail to barge and/or from barge to rail.



Waiver(s) requested yes no Regulation section(s) _____

This project will use:

- Septic system Municipal sewer (future)
 Individual well Public water supply well SCWA well Municipal water (future)

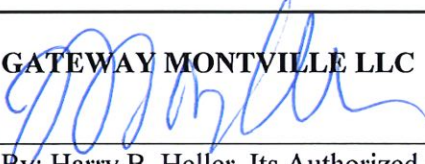
- Yes No This project is located in a **Public Water Supply Watershed**
N/A Yes No This project has received approval from the Uncas Health District
N/A Yes No This project has received approval from the appropriate Water Authority

**** Attach Copy of All Approvals**

- Yes No This project requires a State General Stormwater Quality Permit.
Registration # Applied for _____
 Yes No This project requires a permit from the Army Corps of Engineers.
 Yes No This project requires a Water Diversion Permit.
 Yes No This project requires a Dam Permit.
 Yes No This property is subject to a Conservation Restriction and/or a
Preservation Restriction. If yes, attach a copy of certified notice.
 Yes No Drainage calculations submitted:
Date May 2022 Rev. date _____ Rev. date _____

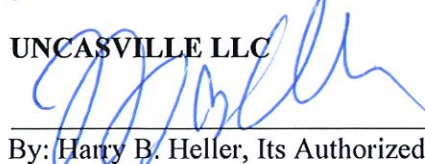
- Yes No This project requires a State Traffic Commission Permit.
 Yes No This project requires a DOT Encroachment Permit.
N/A Yes No The plan has been submitted to the DOT District 2 Office. Number of parking
spaces provided 5
Number of vehicle trips per day generated by this project 20 passenger vehicle
trips, 20 truck trips per day during normal non-winter operations, winter month
operations- 100 truck trips, pre-storm - 400 truck trips

GATEWAY MONTVILLE LLC

Signature of Applicant 
By: Harry B. Heller, Its Authorized Agent

Date May 11, 2022

UNCASVILLE LLC

Signature of Owner 
By: Harry B. Heller, Its Authorized Agent

Date May 11, 2022

HELLER, HELLER & McCOY

Attorneys at Law

*736 Norwich-New London Turnpike
Uncasville, Connecticut 06382*

*Sidney F. Heller (1903-1986)
Harry B. Heller (hheller@hellermccoy.com)
William E. McCoy (bmccoy@hellermccoy.com)*

*Mary Gagne O'Donal (mgodonal@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248
Facsimile: (860) 848-4003



May 10, 2022

Town of Montville Planning and Zoning Commission
Attention: Ms. Elizabeth Burdick, Director of Planning
310 Norwich-New London Turnpike
Uncasville, Connecticut 06382

Re: Application of Gateway Montville LLC for the Development of an Intermodal Facility on Properties Located at 55 Dock Road, 125 Depot Road and 133 Depot Road, Montville, Connecticut

Dear Liz:

Please be advised that this office represents Gateway Montville LLC, the Lessee of real properties located on the southerly side of Depot Road and the northerly and southerly sides of Dock Road in Montville, Connecticut. All of the properties delineated herein, and which are the subject of the hereinafter referenced applications, are located in the underlying Industrial Zoning District and within the Overlay Zone as depicted on the official Zoning Map of the Town of Montville. The real properties which are the subject of the enclosed permit applications are owned of record by Uncasville LLC and are leased by Uncasville LLC to our client, Gateway Montville LLC.

Our client intends to develop these properties in two phases for a complete intermodal facility as depicted on the site plan and as described in the addendum to the Coastal Site Plan Review Application submitted herewith.

As you are aware, the application parcels are the former sites of the AES Thames cogeneration facility and of a paperboard manufacturing facility which operated for an extended period of time under the ownership of several parent companies. The AES Thames cogeneration facility was dismantled several years ago. More recently, the improvements associated with the paperboard manufacturing facility were demolished, environmental remediation has been conducted on the properties and the properties have been readied for future development. Of note is the fact that the concrete pier in the Thames River has been maintained and will be a critical component of the repurposing of this property.

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The initial intent of the Applicant is to redevelop the property in two Phases. The first phase includes the preparation of the site for use as a bulk material storage and handling facility. The property located at 133 Depot Road will be improved with a 2.3 acre, more or less, bituminous concrete pad for the storage of road salt. It is anticipated that this facility will accommodate up to 120,000 tons of road salt which will be delivered to the site by barge and offloaded by a conveyor system to trucks on the shore which will haul the salt to the bulk storage area. Salt will be available for sale to municipalities in Southeastern Connecticut for use during winter storm events. The salt storage area, as depicted on the site development plan, is located in the same location (although larger) as the former coal storage area which was utilized to fuel the cogeneration facility. The stockpiled salt will be covered at all times by an impervious cover. Drainage improvements will be installed to allow runoff to be captured and treated prior to discharge to the Thames River. Phase I equipment to be installed on the site will include conveyors, stackers, temporary ramp access to the existing pier, scales and a portable office building.

Phase II of the project includes the placement of fill on the property located at 125 Depot Road to raise the elevation of this portion of the site above the base flood elevation (11 feet above MSL). New rail spurs are proposed in Phase II to accommodate the transfer of bulk construction materials from rail to barge and from barge to rail. Areas of the overall site will be available to accommodate future commercial/industrial development.

Submitted herewith and constituting the application for site plan approval and coastal site plan approval to the Town of Montville Planning and Zoning Commission are the following:

1. Ten (10) copies of the Site Plan Application.
2. Ten (10) copies of the Site Plan Checklist.
3. A redacted copy of the Lease Agreement by and between Uncasville LLC and Gateway Montville LLC dated as of August 10, 2021 evidencing the authority of Gateway Montville LLC, as Lessee of the property to exercise dominion and control over the property with the unilateral right to make improvements and alterations to the property including the right to seek all permits, licenses and authorizations required in order to effect such improvements.
4. Authorization signed by Gateway Montville LLC authorizing the law firm of Heller, Heller & McCoy to file the instant applications on its behalf (as Applicant) and further authorizing the law firm of Heller, Heller & McCoy, the engineering/surveying firm of Boundaries, L.L.C. and the traffic engineering firm of F.A. Hesketh & Associates, Inc. to represent its interests in all proceedings before the Town of Montville Planning and

Zoning Commission with respect to the site plan and coastal site plan applications.

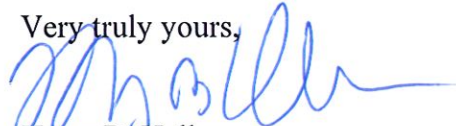
5. Ten (10) copies of the Site Development Plan entitled "Site Operations/Development Plan 125 & 133 Depot Road Prepared For Gateway Montville, LLC 125 & 133 Depot Road, Uncasville, Connecticut May 2022 Applicant: Gateway Montville, LLC 400 Waterfront Street New Haven, CT 06512 Owner: Uncasville, LLC 1515 Des Peres Road Saint Louis, MO 63131 Property Information: Address: 133 Depot Road Montville Assessor's ID: 071-001-000 Area: 6.28 +/- Ac. Zoning: Industrial Volume/Page: 657/1133 Address: Depot Road Montville Assessor's ID: 071-013-000 Area: 1.16 +/- Ac. Zoning: Industrial Volume/Page: 657/1163 Address: 125 Depot Road Montville Assessor's ID: 071-007-000 Area: 11.85 +/- Ac. Zoning: Industrial Volume/Page: 657/1163 Address: 55 Dock Road Montville Assessor's ID: 071-008-000 Area: 2.57 +/- Ac. Zoning: Industrial Volume/Page: 657/1163 Scales As Shown Sheets 1 of 22 to 22 of 22 Boundaries LLC 179 Patchaug River Drive, Griswold, CT 06351 T 860.376.2006/www.boundariesllc.net".
6. Ten (10) copies of the Stormwater Management Report for the project entitled "Stormwater Management Report Prepared For: Gateway Montville, LLC 125-133 Depot Road Uncasville, Connecticut May 2022 Prepared By: Boundaries LLC Project I.D. No. 22-3140".
7. Ten (10) copies of a letter dated April 29, 2022 from Edward J. Foley, Assistant Vice President of Marketing and Sales for New England Central Railroad, addressed to John Reece, Senior Director of Engineering and Development, acknowledging the feasibility of the use of the Phase II properties located at 125 Depot Road, Montville, Connecticut as a complete intermodal facility.
8. Ten (10) copies of the Traffic Impact Report for the Project prepared by F.A. Hesketh & Associates, Inc. dated as of May 6, 2022.
9. Ten (10) copies of the Coastal Site Plan Review Application for the project which is being submitted to the Town of Montville Planning and Zoning Commission for consideration due to the fact that the entire project site is located within the coastal management area. The Coastal Site Plan Review Application delineates the consistency of the proposed use of the properties with the goals and policies contained in the Connecticut Coastal Management Act.
10. Our check in the amount of \$410.00 representing payment of the application fee calculated as follows:

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May 10, 2022
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Industrial Site Plan:	\$150.00
Coastal Site Plan Review:	\$200.00
State Fee:	\$60.00
Total:	\$410.00

Request is hereby made that you place this matter on the Agenda of the Town of Montville Planning and Zoning Commission for its regularly scheduled meeting of May 24, 2022. Should you have any questions concerning the application prior to the May 24, 2022 meeting date, or need any additional information, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb

GATEWAY MONTVILLE
Site Plan Review Checklist

Site plans are required for all commercial and industrial uses and residential special permits. Site plans shall comply with Section 17 of the Zoning Regulations and shall be drawn at a scale of 1"=40' or at a scale approved by the Planning Director. (Maximum size 24" x 36")

- A written statement describing the proposed use or uses in sufficient detail will be submitted with each site plan to determine compliance with the permitted uses or special permits in the applicable district.
- A location map at a scale of one inch (1") equals 1,000 feet shall be submitted showing the subject property, streets, lot lines, and zoning district boundaries within 1,000 feet of the subject property. If space permits, the location map may be included as an insert on the site plan as required in section 17.4. An 8-½ x 11 inch photocopy of a USGS quad map with the project outlined must accompany the site plan.
- The name and address of the applicant and owner of record.
- North arrow, scale, date of the drawing or its revision and the name(s) and seal(s) of those persons preparing the site plan.
- Property boundaries, dimensions, and area in acres and square feet and all existing monuments, pipe markers and other physical evidence concerning property boundaries.
- Zoning districts and dimensions of all yards as required by these regulations. This information will be shown in both mapped and tabular form.
- Existing and proposed contour lines at 5 ft. intervals. The Town Planner may require a 2 ft. Contour interval in order to clearly show topography and drainage.
- Location, width, and purpose of all existing and proposed easements and rights-of-way on the property.
- Location of all existing watercourses, wetlands, public water supply watershed boundaries, bedrock outcrops, and where appropriate, the mean high water line, flood hazard areas, and channel encroachment lines.
- Location and size in square feet of all existing and proposed structures including underground storage tanks and uses on the property and the approximate locations and size of all existing structures on the abutting properties which are within 100 feet of the property lot lines.
- Location of all storage areas for materials, supplies, products, vehicles and equipment that will not be kept inside a structure as required by the zoning regulations.
- Location, size, and arrangement of all parking and loading areas including existing and proposed driveway entrances and exits. The Town Planner may require the applicant to submit a traffic evaluation report or pedestrian report prepared by an engineer, licensed in the State of Connecticut, if the proposed development has the potential to impact traffic flow or significantly impact peak traffic counts.
- N/A Location, size, and arrangement of all pedestrian walkways and sidewalks.
- N/A Location, layout, type, and size of buffer or landscape area, plant materials, fencing, screening devices, or other materials proposed for use.



Digital data for Special Permits and Resubdivisions/Subdivisions shall be provided to the Planning Office after the recording of the final mylars on the land records. For Site Plans, the data shall be provided to the office after all signatures have been obtained by the appropriate authorities and prior to the issuance of a Zoning Permit.

- The Digital Data shall include:
 - a. One (1) PDF copy of the project
 - b. Copy of the project in ArcView (GIS) format or AutoCAD
 - Shapefile (.shp)
 - Geodatabase (.mdb)
 - Export file (.e00)
 - AutoCAD.dwg
- Having all features in a single AutoCAD layer or GIS file will not be accepted. For example, there must be separate layers/files for text, buildings, roads, wetlands, etc
- All data represented in a digitally submitted AutoCAD or GIS drawing must be registered to the CT State Plane Coordinate System Using NAD 1983 datum.
- Data can be submitted to the Planning Office via a flash-drive or CD.

DETERMINATION OF APPLICABILITY

The Commission may determine that one (1) or more of the site plan ingredient requirements of Section 17.4 is not necessary or required to reach a decision on the application. A determination of applicability of the applicable section(s) must be requested in writing by the applicant.

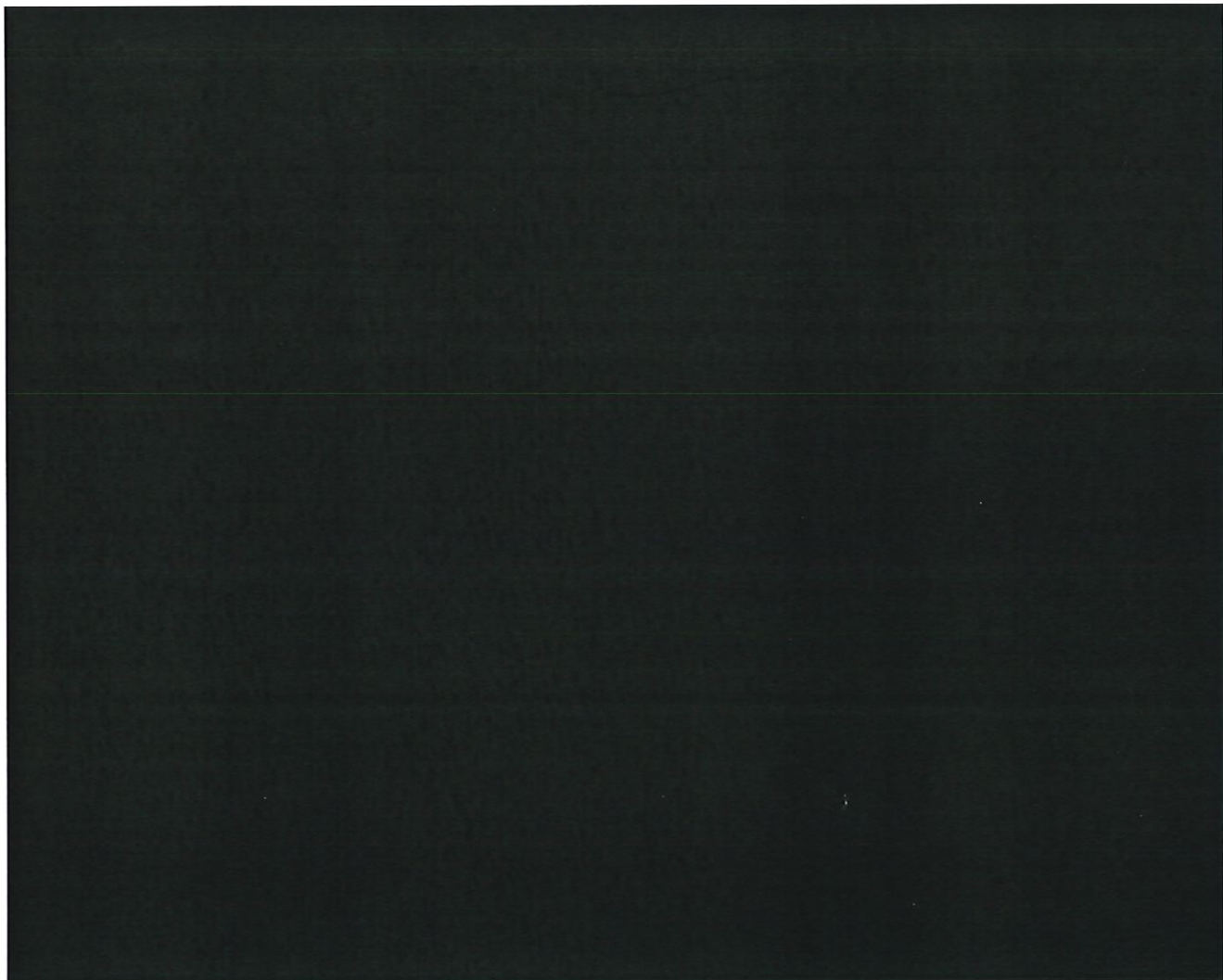
Please refer to the Zoning Regulations to insure that you meet all requirements for setbacks, parking, signs, etc.

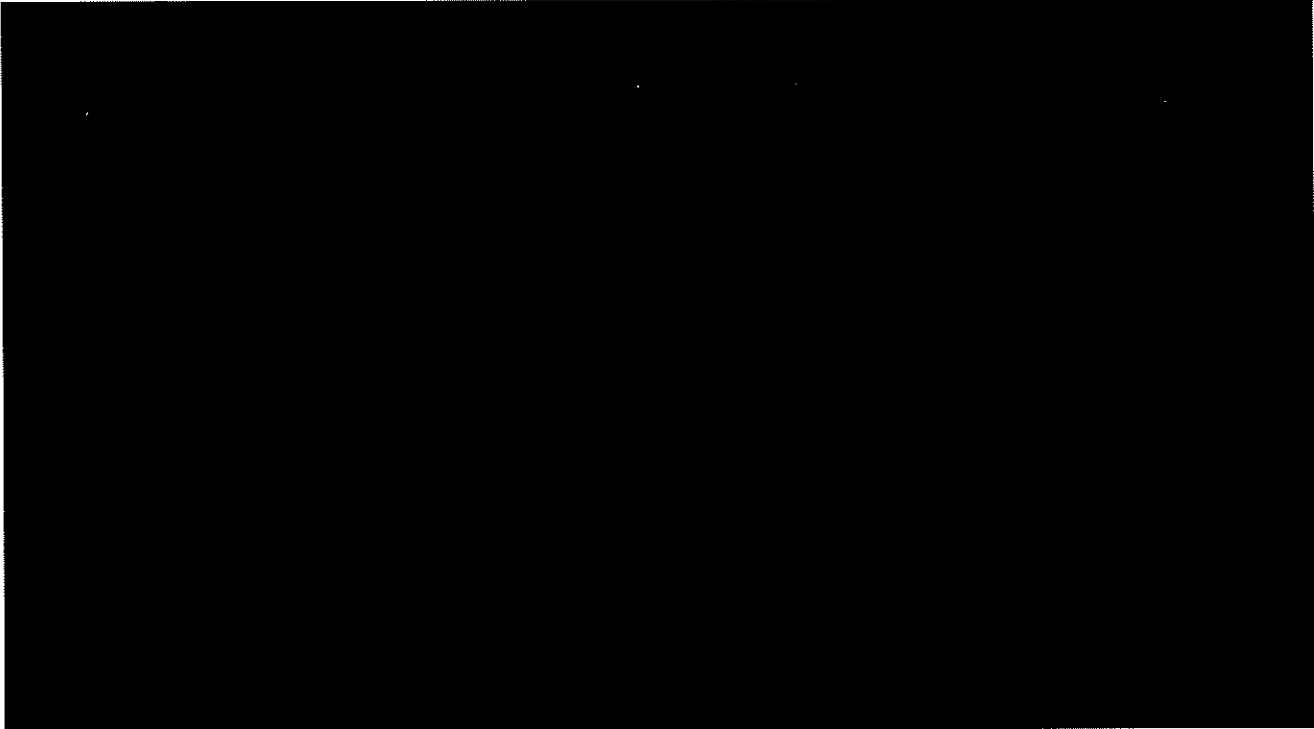


LEASE AGREEMENT

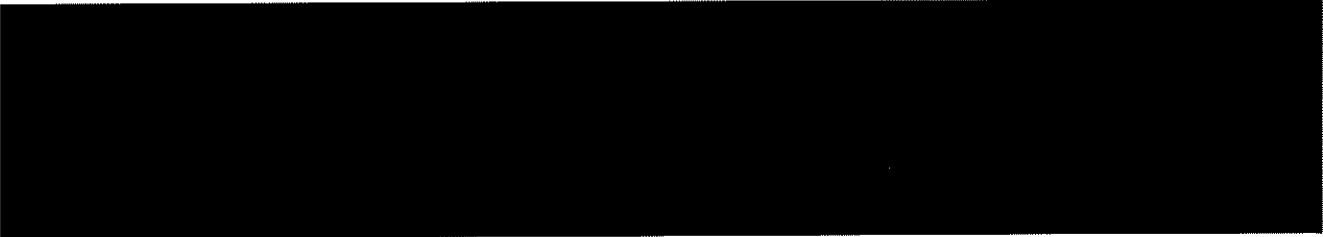
THIS LEASE, dated August 10th, 2021 (the “**Effective Date**”) between **UNCASVILLE LLC**, a Missouri limited liability company having an address of 1515 Des Peres Road, Third Floor, St. Louis, Missouri 63131 (“**Landlord**”) and **GATEWAY MONTVILLE LLC**, a Connecticut limited liability company, having an address of 400 Waterfront Street, New Haven, Connecticut 06512 (“**Tenant**”). Landlord and Tenant are hereinafter sometimes collectively referred to as the “parties” and are sometimes hereinafter singularly referred to as a “party”.

1. **DEMISE & PROPERTY.** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, that certain real property located at 125 Depot Road, Uncasville, Connecticut, composed of plus or minus 22.38 acres as described and depicted on **Exhibit A** (the “**Property**”), including (a) exclusive use of the piers identified on **Exhibit A** (i.e., the long pier and the former water intake structure) (the “**Piers**”), (b) exclusive use of the railroad facilities (including the railroad siding and railroad crossing) on the Property identified on **Exhibit A** (the “**Rail**”), and (c) non-exclusive right of Tenant (together with its employees, suppliers, shippers, customers, subtenants, contractors, and invitees) to utilize the “**Access Points**” depicted on **Exhibit A** to access public roads and Property rail sidings and the Piers from the Property; Tenant may not utilize any other access points. Tenant has no right to occupy or utilize any other portions of Landlord’s property except the Property, Piers, Rail and non-exclusive use of the Access Points.






9. **ALTERATIONS.** Upon completion of Landlord's Environmental Remedial Obligations (as defined below), subject to the Landlord's need to maintain the Monitoring Wells as specified in **Exhibit D**, and subject to the terms, conditions, and restrictions of **Exhibit C**, Tenant, at its option and at its sole cost and expense, may make alterations, additions and capital improvements to the Property (excluding the Piers), and may demolish, replace or materially alter any existing structures, fixtures or other improvements on or to the Property (excluding the Piers) (collectively, "**Alterations**"). Notwithstanding anything which may be construed or interpreted to the contrary in this Lease, or otherwise, and for the avoidance of doubt, any Alterations undertaken by Tenant and any alterations undertaken by parties to any Third Party Agreements shall not take place in those areas of the Property where the Monitoring Wells are located, as identified in **Exhibit D**, attached hereto and fully incorporated by this reference herein. All Alterations will be accomplished in a good and workmanlike manner, in conformity with all applicable laws, and by a contractor (licensed as necessary by the state or municipality) who is registered, bonded, and insured. If any Alterations are made and result in an increase in real estate taxes, Tenant shall pay to Landlord the amount of such documented tax increase as additional rent. All Alterations of a permanent nature, which may be made upon the Property, either by Landlord or Tenant, except for furniture or moveable trade fixtures or other movable property installed at the expense of Tenant and any portable buildings, shall become the property of Landlord at the termination of this Lease and shall remain upon and be surrendered with the Property, as part thereof at the termination of this Lease, without compensation to Tenant.



IN WITNESS WHEREOF, the parties have hereunto set their hands and seals or caused this Lease to be signed by their proper and authorized company representatives the day and year first above written.

LANDLORD:

UNCASVILLE LLC

By: 
Name: Michael J. Roberts
Title: Vice President & Secretary
Date: August 10th, 2021

TENANT:

GATEWAY MONTVILLE LLC

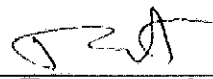
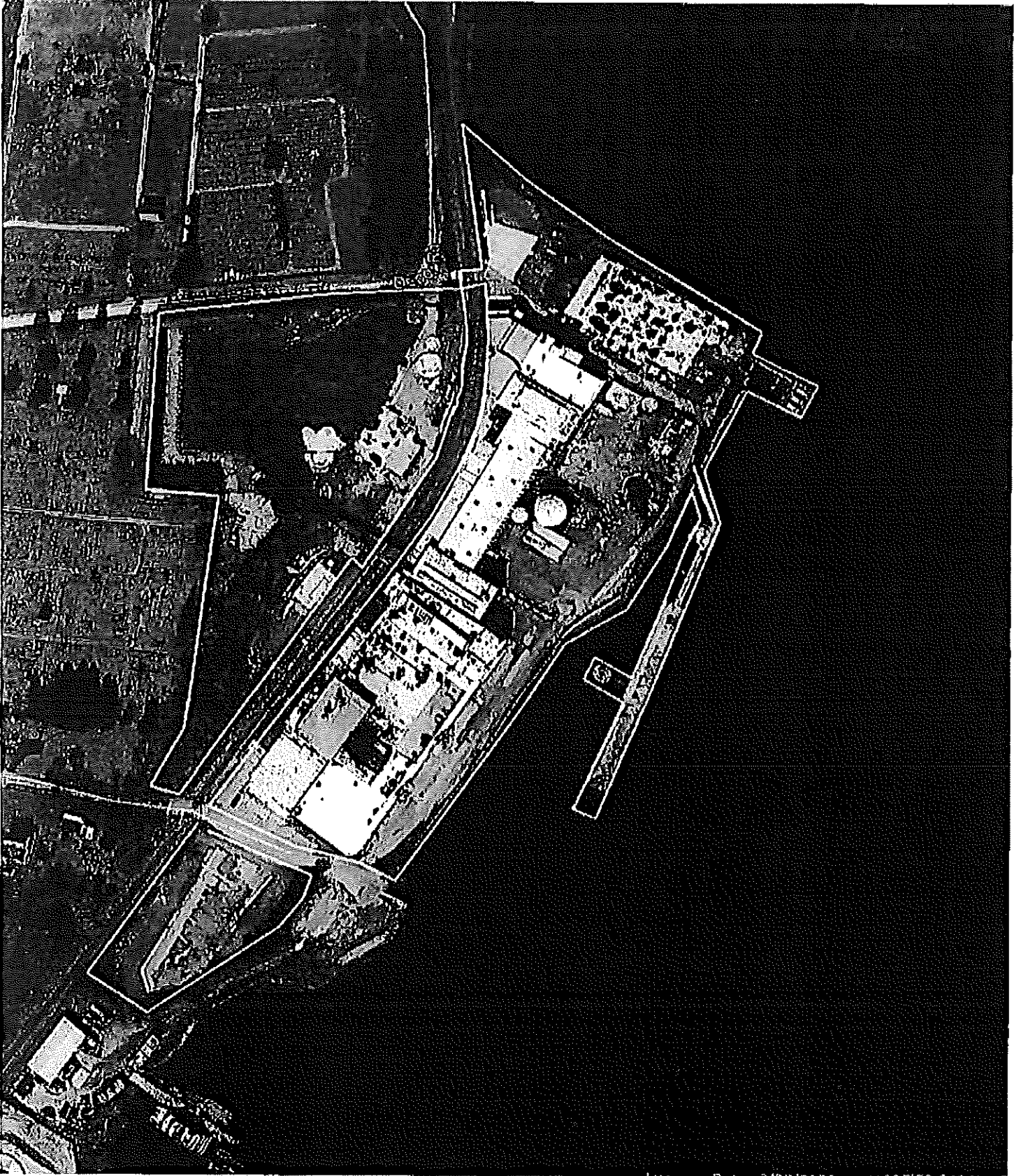
By: 
Name: Phillipe De Montigny
Title: Authorized Representative
Date: August 10th, 2021

EXHIBIT A

DESCRIPTION OF LANDLORD'S PROPERTY
AND DESCRIPTION OF ACCESS POINTS



AUTHORIZATION

GATEWAY MONTVILLE LLC, a limited liability company, hereby authorizes the law firm of Heller, Heller & McCoy to file an application on its behalf with the Town of Montville Planning and Zoning Commission seeking site plan approval for an intermodal facility with respect to properties located at 55 Dock Road and 125 and 133 Depot Road, Montville, Connecticut in accordance with a plan entitled "Site Operation/Development Plan 125 & 133 Depot Road Prepared For Gateway Montville, LLC 125 & 133 Depot Road, Uncasville, Connecticut May 2022 Sheets 1 of 22 to 22 of 22" prepared by Boundaries, L.L.C. Gateway Montville LLC hereby further authorizes the law firm of Heller, Heller & McCoy to file, on its behalf, with the Town of Montville Planning and Zoning Commission, a Coastal Area Management application for a permit to conduct activities in the coastal management area, which activities are more fully delineated on the above referenced site operation/development plan and in the accompanying Coastal Area Management application.

Gateway Montville LLC hereby further authorizes the law firm of Heller, Heller & McCoy, the engineering/surveying firm of Boundaries LLC and the traffic consulting firm of F.A. Hesketh & Associates, Inc. to represent its interests in all proceedings before the Town of Montville Planning and Zoning Commission with respect to said Site Plan Application and Coastal Area Management application.

Dated at New Haven, Connecticut this 11th day of May, 2022.

GATEWAY MONTVILLE LLC

By: 
James Dillman, Its President



COASTAL SITE PLAN REVIEW APPLICATION

Applicant's Name Gateway Montville, LLC

Address 400 Waterfront Street, New Haven, CT 06512

Tel # 203-467-1997 Cell # 904-704-7860

Fax # 203-469-5956 Email jdillman@gatewayt.com

Project Address or Location 125 & 133 Depot Road, 007-001 Depot Road, and 55 Dock Road, Uncasville, CT

The following information must be supplied by the applicant and submitted in addition to and along with, any applications, plans and data required for approval of the proposed project under the Zoning and/or Subdivision Regulations of this Municipality. Attach additional sheets if more space is required.

I. **PLANS** (See Section 15.3 of Zoning Regulations)

A. **PROJECT PLAN(S)**

This application must be accompanied by a plan (or plans) of the entire project indicating 1) project location, 2) design of all existing and proposed buildings, structures and uses, 3) all proposed site improvements or alterations, and 4) ownership and type of use on adjacent properties.

B. **COASTAL RESOURCES**

This application must be accompanied by a plan showing the location of all coastal resources (as defined in Section 3(1) of P. A. 79-535) on and contiguous to the site.

II. **WRITTEN INFORMATION**

A. **DESCRIPTION OF PROPOSED PROJECT**

Describe the entire project including types of buildings and structures, uses, methods, and timing of construction, type and extent of development adjacent to the site. This information should supplement and/or clarify plans in 1A above.

This project consists of the redevelopment of the AES Thames properties between Depot Road and Dock Road in Uncasville. The properties are intended to be used intermodal shipping and transport of road salt and other construction materials.

Please see attached for additional information.

B. **DESCRIPTION OF COASTAL RESOURCES**

Identify the coastal resources on and contiguous to the site (as shown on the coastal resources map) and describe their condition. This information should supplement and/or clarify the plan in 1B above.

Coastal resources located on the site include coastal hazard areas, coastal waters, and developed shorefront. No other coastal resources exist on the property. Please see attached for additional information.

C. **ASSESSMENT OF THE SUITABILITY OF THE PROJECT FOR THE PROPOSED SITE AND THE CAPABILITY OF THE RESOURCES TO ACCOMMODATE THE PROPOSED USE**

(1) Identify any and all coastal use policies in Section 3(b) (1) of P. A. 79-535 and reprinted in the Connecticut Coastal Management Manual applicable to the proposed project.

The following coastal use policies are applicable to the proposed project:

general public access to coastal water, stormwater management and water dependent uses.

(2) Identify any and all coastal resource policies (in Section 2(b) (2) of P. A. 79-535 and reprinted in the Connecticut Coastal Management Manual applicable to the proposed project.

The following coastal resource policies are applicable to the proposed project:
General resources and developed shorefront.



(3) Describe how the proposed project is consistent with all of the coastal policies identified in C (1) and (2) above (i.e. describe the extent to which the project complies or conflicts with each policy). **Note: If project conflicts with any policy, the project should be modified to reduce or eliminate the conflict.**
The proposed project is a water dependent use that makes use of existing developed shoreline. Please see attached for additional information.

C. EVALUATION OF THE POTENTIAL BENEFICIAL AND ADVERSE IMPACTS OF THE PROJECT AND DESCRIPTION OF PROPOSED METHODS TO MITIGATE ADVERSE EFFECTS.

(1) Identify and describe the potential adverse impacts (as defined in Section 3 (15) of P. A. 79-535) and potential beneficial impacts of the project on coastal resources.
No adverse impacts are anticipated, the proposal is a reuse of an existing industrial property. The proposed water dependent uses take of the unique characteristics of the property.

FOR WATERFRONT PROPERTY ONLY:

(2) Is the project a water dependent use as defined in Section 3(16) of P. A. 79-535? If so, explain why.
The project is water dependent. The proposal will use the existing pier for receiving road salt deliveries by barge and shipping construction materials delivered by rail out by barge.

FOR WATERFRONT PROPERTY:

(3) Describe the impacts or effects either positive or negative that the project will have on future water dependent uses or development on and adjacent to this site.

The project will use the existing pier on the property and encourage water dependent uses that will use the pier for shipping of bulk materials by barge. The Town of Montville also maintains a lease for public waterfront access on the property.

(4) Describe the proposed measures to mitigate (reduce or eliminate) any adverse impacts on coastal resources described in D (1) and, if applicable, on future water dependent development opportunities described in D (3).

The proposed development will not have adverse impacts on water dependent uses as it reuses the existing vacant industrial land and takes advantage of the pier in support of future water dependent uses.

D. DEMONSTRATION OF THE ACCEPTABILITY OF REMAINING OR UNMITIGATED ADVERSE IMPACTS ON COASTAL RESOURCES AND FUTURE WATER DEPENDENT USES AND DEVELOPMENT.

(1) Describe any adverse impacts that remain after employing all reasonable mitigation measures.

The project consists of the redevelopment of an existing industrial developed shoreline property for a new water dependent use. Stormwater treatment systems are included to improve stormwater discharges. No activity is proposed waterward of the Coastal Jurisdiction Line.

(2) Explain why these remaining adverse impacts were not mitigated.
Not applicable.

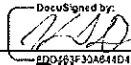
(3) Explain why the Commission or Board reviewing this application should find these remaining adverse impacts to be acceptable.

Not applicable.

III. SUPPORTING MATERIALS/DOCUMENTATION

The Commission or Board may request the submission of such additional information that it deems necessary in order to reach a decision on the application. Include any additional information required by the Commission or Board and list any supplemental materials (plans, reports, etc.) That are being submitted in support of this application.

APPLICANT'S SIGNATURE/DATE



5/10/2022

James Dillman, President

TO BE COMPLETED BY PLANNING OFFICE

FEE RECEIVED _____ RECEIPT _____ DATE _____

Town of Montville Planning and Zoning Commission

Applicant: Gateway Montville, LLC.

Project: 125 & 133 Depot Road Site Development/Operations Plan

Section II – Written information

A. Description of the Proposed Project

The project includes the redevelopment of the former paperboard manufacturing site and AES Thames industrial properties located between Depot Road and Dock Road in Uncasville. The former structures were recently demolished, and the property underwent an environmental cleanup project. The site currently has sparse vegetation and is primarily rubble remaining from the building demolition and the remnants of asphalt and concrete slabs. The proposed activities will be completed in two overall phases. The first phase includes the overall preparation of the site for use as a bulk material storage and handling facility. Specifically, 133 Depot Road will be improved to accommodate a 2.3± acre bituminous concrete pad for the storage of de-icing materials (road salt). Up to 120,000 tons of road salt may be delivered to the site by barge and stored and shipped by truck to municipalities in southeastern Connecticut for use during the winter season. The proposed salt storage area is in the same location as the previous coal stockpile area. Drainage improvements will also be constructed to allow runoff to be captured and treated prior to discharge to the Thames River, instead of the current direct untreated discharges. Equipment used on site will include conveyers, stackers, and a temporary ramp to access the existing pier will be utilized to transport the salt from the delivery barges to the stockpile location on 133 Depot Road. Phase 2 includes the placement of fill materials to elevate 125 Depot Road above the base flood elevation for future uses. At this time new rail spurs are proposed to accommodate the transfer of bulk construction materials which may include aggregates, rebar, or lumber, from rail to barge, and from barge to rail. All proposed activities are within the limits of the former industrial facility.

B. Description of Coastal Resources

Coastal resources on the property include:

- Coastal Hazard Areas
- Coastal Waters and Estuarine Embayments
- Developed Shorefronts

The project site was historically filled to create the property known as 125 Depot Road. The property is located on the banks of the Thames River and is located in the AE Flood Zone with a Base Flood Elevation of 11, along the embankment of the railroad tracks that form the westerly property line. The shoreline of the property is a stone and riprap embankment. There are two existing piers located on the property. The Coastal Hazard Area on the property consists of asphalt, concrete rubble, and concrete pads from the former buildings on the property. No work is proposed beyond the existing embankments of the property. The existing flood hazard area is proposed to be filled and improved to allow for the extension of rail sidings that will be protected from flood damage. The piers will support water dependent uses and use of the coastal waters for shipping by barge. The project supports the reuse of developed shorefronts by the redevelopment of the currently vacant industrial waterfront property.

C. Assessment of the Suitability of the Project for the Proposed Site and the Capability of the Resources to Accommodate the Proposed Use

Applicable coastal use policies include:

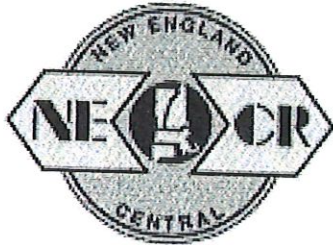
- General Public Access to Coastal Waters
- Stormwater Management
- Water Dependent Uses

Applicable coastal resource policies include:

- General resources
- Coastal hazard areas
- Coastal waters
- Developed shorefront

The proposal does not adversely affect the coastal uses on the property. The Town of Montville maintains a lease for public parking for public access to coastal waters on 55 Dock Road. The proposal will not affect the lease area. The project is intended to improve the quality of the stormwater leaving the site. Currently stormwater discharges flow directly from the properties to the Thames River. The project includes stormwater treatment systems sized for the Water Quality Flow on all stormwater discharges so that there will be no untreated stormwater discharges after the completion of Phase 1 of the project. The project is a water dependent use that will use the existing piers for delivery and shipping of materials by barge.

There will also be no adverse impacts to the coastal resources on the property. The project is intended to meet Town of Montville Zoning Regulations and FEMA requirements for development in the coastal hazard areas. The water dependent use will take advantage of the coastal water resource by reusing the existing piers. Stormwater discharges will be improved and there will be no activity waterward of the Coastal Jurisdiction Line. The project will reuse the existing developed shorefront that is currently vacant for a new water dependent use.



April 29, 2022

John Reece
Sr. Director, Engineering and Development
529 Terminal Avenue
New Castle, DE 19720

RE: Proposed Rail Served Development for Gateway Montville, LLC
25 Depot Road
Montville, CT

Dear Mr. Reece:

This letter will serve as confirmation that the New England Central RR (NECR), part of Genesee & Wyoming Inc., have been contacted regarding the proposed rail served site development, located in the Montville, CT.

NECR has received feasibility plans from American Track on behalf of the developer Gateway Montville, LLC (Developer), depicting the proposed track alignments. We are prepared to collaborate with the Developer and their consultants on permitting these improvements and serving the site by rail. The intent of the proposed rail sidings is to provide bulk transfer from railcars for commodities such as lumber and aggregates that will be loaded to vessel and vice versa.

The proposed improvements will require final track alignment plan submittal and are subject to the formal review and approval by NECR and will require compliance within our standards, necessary to proceed with this project. The issuance of a sidetrack agreement, as well as all ROE and flaggers at the appropriate timed start of the construction or engineering work to be done at the site will also be a requirement.

If you have any questions, please call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edward J. Foley', is written over a horizontal line.

Edward J. Foley
AVP Marketing & Sales
New England Central Railroad

