

**TOWN OF MONTVILLE**  
**OFFICE OF THE PLANNING DIRECTOR**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
**Telephone: (860) 848-6779**  
**Email: [lburdick@montville-ct.org](mailto:lburdick@montville-ct.org)**

**MEMORANDUM FOR THE RECORD**

May 24, 2022 PZC Meeting  
Prepared by *Liz Burdick*, Planning Director  
on 5/24/22

**Property Address:** 125 Depot Rd (M/B/L 071-007-000) & 133 Depot Rd (M/B/L 071-001-000), Depot Rd (M/B/L 071-013-000) and 55 Dock Rd (M/B/L 071-008-000), Uncasville, CT

**Application:** PZ #22SITE5 for Redevelopment of Industrial Properties for Phase I Bulk Material Storage & Handling Facility with Intermodal Capabilities and Phase II Placement of Fill Material for Future Development.

**Applicant(s):** Gateway Montville, LLC

**Property Owner(s):** Owner: Uncasville LLC & Gateway Montville LLC (Lessee) -

**Attorney:** Harry B. Heller, Esq., Heller, Heller & McCoy, Agent

**Engineer:** David C. McKay, P.E., Boundaries, LLC

**Land Surveyor:** John U. Faulise, L.S., Boundaries, LLC

**Lot Size:** 21.86-acres (952,222SF)

**Lot Frontage:** TBD

**Zoning District:** Industrial (I), Rte. 32 Overlay Zone (OZ).

**Public Water/Sewer:** Yes.

**Wetlands/Watercourses:** TBD.

**Flood Hazard Zone:** Yes. The site is located in FEMA Flood Hazard Zone AE11 and "X" per the Flood Insurance Rate Map (FIRM), New London County. Panel info TBD.

**CAM Zone:** Yes.

**Public Water Supply Watershed:** No.

**Proposed Public Improvements:** TBD.

**Legal:** Submitted to Planning Dept. on 05/12/22. Date of Receipt by PZC: 5/24/22.  
Decision Required Date: 07/28/22.

**EXISTING CONDITIONS:** Vacant industrial property.

**PROPOSAL:** Redevelopment of Industrial Properties for Phase I Bulk Material Storage & Handling Facility with Intermodal Capabilities and Phase II Placement of Fill Material for Future Development.

**INLAND WETLANDS COMMISSION:** N/A.

**UNCAS HEALTH DISTRICT:** Comments pending.

**STATE OF CT DEPT. OF HEALTH:** TBD.

**TOWN ENGINEER:** Comments pending.

**BUILDING DEPT.:** Comments pending.

**WPCA:** Comments pending.

**STCT DOT:** N/A.

**OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA):** N/A.

**STCT DEEP:** Permits required. Planner comments pending.

**BOND:** TBD.

**STAFF COMMENTS:** Planner comments pending.

**STAFF RECOMMENDATION:** Receive and table the application to the June 28, 2022 meeting.

**Recommended Motion:**

**I make a MOTION to TABLE Application PZ #22SITE5 as described above to the June 28, 2022 Regular meeting of the Commission.**