



Land and Water Resources Division

COASTAL SITE PLAN REVIEW COMMENTS CHECKLIST

This checklist is used by the Land and Water Resources Division (LWRD) to assess the consistency of the proposed activities with the relevant policies and standards of the Connecticut Coastal Management Act [(CCMA), Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive].

ORIGINAL TO:

Liz Burdick
Town of Montville Planning Director
310 Norwich-New London Turnpike
Uncasville, CT 06382

COASTAL SITE PLAN REVIEW TRIGGER:

- ☐ Zoning Compliance
- ☐ Subdivision
- ☒ Special Exception or Permit
- ☐ Variance
- ☐ Municipal Improvement

Date sent/delivered by (indicate all that apply): ☐ hand ☐ fax ☒ e-mail ☐ U.S. mail

APPLICANT NAME: Gateway Montville, LLC

MAILING ADDRESS: 400 Waterfront Street, New Haven, CT 06512

PROJECT ADDRESS: 125 & 133 Depot Road, 007-001 Depot Road, and 55 Dock Road, Uncasville, CT

PROJECT DESCRIPTION:

The applicant proposes to redevelop the former paperboard manufacturing site and AES Thames Industrial properties located waterfront to the Thames River for a new water-dependent use, the intermodal shipping and transport of road salt and other construction materials. The applicant noted that this site underwent an environmental cleanup project that has now been completed. Additionally, 125 Depot Rd. is in a coastal hazard area FEMA AE 11.

The applicant plans to conduct the proposed work in two phases:

1. Phase 1: includes the overall preparation of the site for use as a bulk material storage and handling facility (133 Depot Road will be improved to accommodate a 2.3 +acre bituminous concrete pad for the storage of de-icing materials (road salt)), drainage improvements will be constructed to allow runoff to be captured and treated prior to discharge to the Thames River, and 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
2. Phase 2: includes the placement of fill materials to elevate 125 Depot Road above the base flood elevation for future uses, new rail spurs to accommodate the transfer of bulk construction materials which may include aggregates, rebar, or lumber, from rail to barge, and from barge to rail. Final elevations proposed on 125 Depot Rd. are shown on sheets 13 and 14 out of 22.

The applicant is proposing drainage improvements to allow for runoff to be captured and treated. The submitted stormwater report notes that they will incorporate stormwater treatment systems at each outlet of the stormwater management system and will treat greater than water quality flow generated by the first inch of runoff. The associated sites currently have two Stormwater Industrial activities General Permits active in DEEP's online database (GSI002986 and GSI002987). Additionally, the applicant notes that the Town of Montville maintains a lease for public parking for public access to the Town of Montville boat launch on 55 Dock Road.

LWRD reviewer : Eimy Quispe

Date plans were received by LWRD:
05/26/2022

Date LWRD review completed: 06/23/2022

Most recent revision date on plans: N/A

Plan title: Site Operations/Development Plan, 125 & 133 Depot Road prepared for Gateway Montville, LLC

* General Coastal Resources and General Development policies are applicable to all proposed activities.

** Policies that are not applicable are not checked in this chart.

COASTAL RESOURCES AND RESOURCE POLICIES:				
	ON-SITE	ADJACENT TO SITE	POTENTIALLY INCONSISTENT	NOT APPLICABLE
General Coastal Resources*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches and Dunes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bluffs and Escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Waters and/or Estuarine Embayments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developed Shorefront	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Freshwater Wetlands and Watercourses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intertidal Flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shorelands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tidal Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADVERSE IMPACTS ON COASTAL RESOURCES:			
	Appears Acceptable	Potentially Unacceptable	Not Applicable
Degrades tidal wetland, beaches and dunes, rocky shorefronts, or bluffs and escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades existing circulation patterns of coastal waters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increases coastal flooding hazard by altering shoreline or bathymetry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural or existing drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural shoreline erosion and accretion patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades or destroys wildlife, finfish, or shellfish habitat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Degrades water quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Degrades visual quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COASTAL USE POLICIES:**		
	Applies	Potentially Inconsistent
General Development*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boating	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Recreation and Access	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Structures and Filling	<input type="checkbox"/>	<input type="checkbox"/>
Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>
Fisheries	<input type="checkbox"/>	<input type="checkbox"/>
Fuels, Chemicals, or Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>
Ports and Harbors	<input type="checkbox"/>	<input type="checkbox"/>
Sewer and Water Lines	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	<input type="checkbox"/>	<input type="checkbox"/>
Water-dependent Uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* General Coastal Resources and General Development policies are applicable to all proposed activities.

** Policies that are not applicable are not checked in this chart.

ADVERSE IMPACTS ON FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:

	Appears Acceptable	Potentially Unacceptable	Not Applicable
Replaces an existing water-dependent use with a non-water-dependent use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reduces existing public access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that is physically suited for a water-dependent use for which there is a reasonable demand	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that has been identified for a water-dependent use in the plan of development or zoning regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES OF CONCERN (SEE SUMMARY AND RECOMMENDATIONS BOX FOR ADDITIONAL DETAIL):

- ☐ Insufficient information
- ☒ Potential increased risk to life and property in coastal hazard area
- ☐ Adverse impacts on future water-dependent development opportunities
- ☐ Proximity of disturbance to sensitive resources/need for additional vegetated setback
- ☒ Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures
- ☒ Water quality and/or stormwater impact
- ☐ Other coastal resource impacts:
- ☐ Other:

SUMMARY AND RECOMMENDATIONS:

Based on the application materials received the proposal appears to be consistent with all applicable policies and standards of the Connecticut coastal Management Act. Please note that given the level of proposed disturbance on-site, we recommend the Commission require the installation and maintenance of adequate sedimentation and erosion controls throughout the completion of the proposed work. We also recommend the applicant coordinate with the DEEP Stormwater group to obtain all necessary permits before the start of the work, if they have not already done so.

Please be aware that should any State funding be provided or associated with the subject proposal, a Flood Management Certification from the DEEP is required for the proposed work to be conducted in the floodplain. Additionally, please note that any work below the Coastal Jurisdiction Line (CJL), which in Montville is elevation +2.3' NAVD88, or occurring in tidal wetlands is subject to the regulatory jurisdiction of DEEP/LWRD.

Finally, we commend and thank the applicant and the Town of Montville for coordinating with DEEP during the review of this application

FINDING: (Please see summary and recommendations section on page 4 for discussion)

- ☒ CONSISTENT WITH ALL APPLICABLE COASTAL POLICIES, COMMENTS INCLUDED
- ☐ CONSISTENT WITH MODIFICATIONS OR CONDITIONS
- ☐ ADDITIONAL INFORMATION NEEDED PRIOR TO COMPLETE CSPR EVALUATION

SUPPORTING DOCUMENTATION ATTACHED TO THIS CHECKLIST:

- ☐ Copies of photographs of the site dated:
- ☐ Copies of aerial photographs dated:
- ☐ GIS maps depicting:
- ☐ Coastal resources maps dated:
- ☐ Coastal Management Fact Sheet(s):
- ☐ Other:

Please be advised that, separate from the municipal review, the following DEEP permits may be required:

- ☐ Structures, Dredging, and Fill in Tidal Coastal or Navigable Waters
- ☐ Tidal Wetlands
- ☒ Stormwater General Permit: Given the proposed level of site disturbance please coordinate with DEEP's Stormwater Program as a Construction Stormwater General Permit may be required.
- ☐ Other:

Please direct questions or comments regarding this checklist to:

Eimy Quispe
Environmental Analyst 1
Regulatory – East
Land and Water Resource Division
Bureau of Water Protection and Land Reuse
Connecticut Department of Energy and Environmental Protection
79 Elm Street, Hartford, CT 06106-5127
Eimy.Quispe@ct.gov

copy/ies provided to

LWRD Reviewer Initials EQ Date: 6/27/2022

This checklist is intended to replace a comment letter only in those instances where LWRD comments can be readily conveyed without the background discussion that would be provided in a letter.
This checklist is not used for projects that LWRD recommends should be denied.