

**TOWN OF MONTVILLE**  
**OFFICE OF THE PLANNING DIRECTOR**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
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**MEMORANDUM FOR THE RECORD**

June 28, 2022 PZC Meeting  
Prepared by *Liz Burdick*, Planning Director  
on 6/28/22

**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:** Eugene C. Cushman, Esq., Law Office of Eugene C. Cushman.

**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:** 351-feet & 591-feet.

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

**Public Water/Sewer:** Yes.

**Wetlands/Watercourses:** No.

**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.

**CAM Zone:** Yes. Application and plans referred to State of CT Department of Energy & Environmental Protection Bureau of Water Protection and Land Reuse East, Land & Water Resource Division on 5/26/22. See report dated 06/27/22.

**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.

**PLANNER STAFF COMMENTS:** Detailed comments pending.

**STAFF RECOMMENDATION:** TABLE THE APPLICATION TO A SPECIAL MEETING ON JULY 12, 2022.

**The following MOTION is suggested:**

***I make a MOTION to table Application PZ#22SITE5 to a Special Meeting of the Commission to be held on July, 12, 2022.***