

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
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MEMORANDUM FOR THE RECORD

June 28, 2022 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
on 6/20/22

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: 133 Depot & Depot Rd MBL 071-013-000 – 351-feet; 125 Depot Road - 590-feet; 55 Dock Road – pending.

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. Panel 09011C0361J and is tidally influenced. Report Pending.

CAM Zone: Yes. Application and plans referred to State of CT Department of Energy & Environmental Protection Bureau of Water Protection and Land Use East, Land & Water Resource Division on 5/26/22. See response letter dated June 27, 2022.

Public Water Supply Watershed: No.

Proposed Public Improvements: None shown on plan.

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: N/A.

STATE OF CT DEPT. OF HEALTH: TBD.

TOWN ENGINEER: See report dated June 1, 2022. Comments re: revisions dated 6/23/22 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.

BOND: E & S Control Bonds. West of railroad - \$61,323.11. East of railroad - \$126,115.57.

Town Engineer approval of bond amounts pending.

STAFF COMMENTS:

Phasing Plan: The proposed activities will be commenced in stages as follows:

Phase 1 - 125 Depot Rd, 133 Depot Rd, & Depot Rd (MBL 071-013-000): Construct new access driveway and salt storage pad. 133 Depot Rd. Improve access to pier and install conveyors for off-loading barge; and stormwater improvements along seawall on 125 Depot Rd.

Phase 2A – 125 Depot Rd: Place 23,700+/- cubic yards of fill for future rail sidings on 4.9+/- acres (213,444SG+/-) of area of 125 Depot Rd. Construct new access driveway on 125 Depot Rd and install stormwater management improvements to collect and treat runoff prior to discharge.

Phase 2B – 125 Depot Rd: Place 6,500 +/- cubic yards of fill for future materials stockpile area on 2.3+/- acres (100,188SF) of area. Construct new access driveway and install stormwater management improvements to collect and treat runoff prior to discharge.

Phase 2C – 125 Depot Rd: Place 36,600+/- Cubic Yards of fill for future materials stockpile area on 4.2+/- (182,952SF) of area on 125 Depot Rd. Construct new access driveway on 125 Depot Road and install stormwater management improvements to collect and treat runoff prior to discharge.

55 Dock Road: Install security fence.

Traffic: The Applicant submitted a Traffic Impact Report for Gateway Terminal/Uncasville, CT, Prepared by Scott F. Hesketh, P.E., Manager of Transportation Engineering, F.A. Hesketh & Associates, Inc., Dated May 6, 2022.

The report concludes "The proposed development is projected to generate fewer than 10 trips an hour during normal operations, with a seasonal high volume of 25 trips per hour. During storm events, a peak hour volume of 65 trips will be experienced over short periods. Based on the low volume of site generated traffic, and the current roadway and traffic volume conditions, it is my professional opinion that the local roadway network has sufficient capacity to accommodate the traffic volumes associated with the proposed development.

The site has been designed to eliminate the use of Dock Road as a means of access. Proposed site access is located such that minimum intersection sight distances for the observed 85% speed will meet current ConnDOT requirements. The driveway is properly designed to accommodate the anticipated driveway volumes."

Staff Comment: 1. A representative of F.A. Hesketh & Associates, Inc. should be present at the July 12, 2022 meeting to summarize the report. 2. The report does not address site activity that will commence after the Phase II filling for new rail spurs and additional

volume for the transporting of materials to the site for shipping from it. A modified study should be presented at the time the Applicant applies for future phases of activities.

Coastal Area Management Application: The Coastal Site plan application was referred to CT DEEP Land Water Resource Division (LWRD) for review and comment on 5/26/22. LWRD response, dated June 27, 2022, states "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" and "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."

Staff Comment: The project as submitted appears to be compliant with Zoning Regulations Section 15.3 (Coastal Area Management) and, per the DEEP LWRD report, consistent with all applicable policies and standards of the Connecticut Coastal Management Act.

Flood Hazard Zone: The project sites are located In Flood Zone AE (Base Flood Elevation of 11') & Zone X per Flood Insurance Rate Map Panel #09011C0361J, Effective August 5, 2013. Applicant states, the base flood elevation of 11' is "tidally influenced", that "compensatory storage volume provided from demolition of factory and power plant below base flood elevation is 27,691CY", but that "per the Town of Montville Zoning Regulations Section 15.2.8- Equal Conveyance of Flood Waters and Compensatory Storage for fill placed in the floodplain is not required" as the base flood elevation is tidally influenced.

Staff Comment: The project as submitted appears to be compliant with Zoning Regulations Section 15.2 (Special Flood Hazard Area Requirements – SFHA). A copy of the report that supports the designation of tidally influenced pending.

Railroad: In a letter dated April 29, 2022, John Reece, Sr. Director, Engineering and Development, New England Central Railroad states "We are prepared to collaborate with the developer and their consultants on permitting these improvements serving the site by rail."

Staff Comments Plan Review:

Please be advised of the following comments with regard to my review of the plan entitled: "Site Operations/Development Plan, 125 & 133 Depot Road, Prepared for Gateway Montville, LLC, 125 & 133 Depot Road, Uncasville, CT, Prepared by Boundaries, LLC, Dated May 2022":

- Provide a list of all required State of CT DEEP permits and copies of any applications for permits submitted to date.
- Cover Sheet. Revise to add address & map/block/lot number for all four properties involved in this application (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) to the main title (vs., or in addition to, listed below on lower left side).

- Depot Rd MBL 071-013-000 property lines are not shown on the plan set, including survey plan.
- 55 Dock Road is not shown on survey plan. Revise to add.
- Advise any cross easements required for the four properties to be utilized as one facility.
- Revise plan to add sheet (similar to Sheet 17) showing boundaries of all properties and limits of flood zones.
- Sheet 7. Revise Zoning Compliance table to include information for all four lots (v. 125 & 133 Depot Road. Add setbacks for office trailer structure.
- Guard Shack structure is located in Town Right of way and is being proposed for use by the Applicant. Town of Montville shall determine if the use of the structure is permitted or the structure shall be removed. Pending Town comment.
- Revise plan to show site lighting locations and detail for lights.
- Revise plan to show detail for proposed evergreen trees.
- Revise plan to show retaining walls on 55 Dock Road adjacent to Town lease area and wall details.
- Driveways shown on site plan and driveway profile plan are disconnected in some locations. Revise to show complete driveway boundaries.

STAFF RECOMMENDATION: Pending.

RECOMMENDED MOTION: Pending.