

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

September 27, 2022 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
on 09/23/22

Property Address: 55 Dock Road, Uncasville, CT (Existing Town Boat Launch)
Application: **C.G.S. § 8-24 Referral for Improvements to the Town Boat Launch and Construction of a new Fishing Pier & Associated Site Improvements**

In April 2020, after Uncasville, LLC gifted a 99-year lease of a portion of 55 Dock Road for the Town's Boat Launch area, my predecessor Town Planner Marcia Vlaun, on 6/1/2021 appropriated \$40,800 to task CLA Engineers with drafting plans for improvements to the existing boat launch area with associated site improvements, as well as for construction of a new fishing pier on the same site.

CLA drafted preliminary plans and cost estimates. The improvements to the existing boat launch were a priority and so the project was split into 2 phases, Phase 1 being the boat launch area estimated at a cost of \$745,000 and Phase 2 being the fishing pier that was estimated at a cost of \$605,000.

In February 2022, after previously reaching out to DEEP for funding possibilities for the launch and pier, this Dept. was contacted by DEEP Boating Division, which, after receiving preliminary cost estimates for the project, forwarded both projects to Tony Petrillo, Fisheries Biologist II, Federal Aid Coordinator, Bureau of Natural Resources, Connecticut Department of Energy and Environmental Protection. In April 2020, Mr. Petrillo contacted the Planning Dept. stating he was interested in reviewing our fishing pier project. CLA Engineers and I met with Mr. Petrillo and his colleague, David Molnar at the site and discussed the details of the fishing pier further and then Montville was selected as a possible recipient of a pass-through grant from federal govt. through DEEP and that funding application was approved.

Current cost estimates for the two projects are now about \$525,000 for the boat launch area improvements (a \$220,000 decrease from orig. est.), which cost shall be the responsibility of the Town and about \$885,000 for the fishing pier and associated site improvements (a \$280,000 increase from orig. est.), 25% of which cost in the amount of about \$221,250 shall be the responsibility of the Town and the remaining 75% in the amount of \$663,7500 will be paid by the grant funding. Total cost to the Town for both projects is \$746,250.

The two projects will provide Montville and area residents with a safe, accessible boat launch and fishing facility. The existing boat launch will receive much needed improvements and new parking for trucks & boat trailers. The new fishing facility will have a fully accessible pier, is located in a productive fishing area, will have suitable parking with lighting and access to the facility, safety railing, handicap accessible features, amenities such as cutting boards, fishing line receptacles & rod holders, public access signs, fishing regulations and other information concerning natural resources and fisheries.

The following Motion is suggested for any favorable recommendation:

I make a Motion to forward a Favorable Report in accordance with C.G.S. § 8-24 to the Town Council for improvements to the Town boat launch area and construction of a new fishing pier & associated site improvements in accordance with the application materials and a plan entitled "Town of Montville, Town Boat Launch Improvements and Fishing Pier Construction, 55 Dock, Uncasville, CT 06320, Prepared for Town of Montville, Prepared by CLA Engineers, Inc. Dated May 2022, Revised to June 16, 2022. The two projects will provide Montville and area residents with a safe, accessible boat launch and a state-of-the-art fishing facility, public access to the Thames River and educational opportunities concerning natural resources and fisheries.

Should the Commission vote to forward an unfavorable report to the Town Council, it shall state the reasons for same.