

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 22 IWC 24**  
**REGULAR MEETING – THURSDAY, NOVEMBER 17, 2022**  
*Prepared by Meredith Badalucca, Zoning & Wetlands Officer*

**Applicant:** Hassan/Hussain, LLC  
**Property Owner:** Hassan/Hussain, LLC  
**Address:** 2040 Route 32 (M/B/L 103-001-01A), Uncasville, CT  
**Submitted:** October 28, 2022  
**Date Received by IWC:** November 17, 2022 (DRD 1/21/2023)

**Applicant Requests:** The applicant is requesting a permit to conduct regulated activities in upland review areas in conjunction with the proposed development of a convenience store/gas station.

**Activity Description:**

<b>Wetland Disturbance Area</b>	<b>0 SF</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 SF</b>
<b>Upland Review Disturbance Area</b>	<b>21,484 SF</b>

**STAFF COMMENTS:**

- The site consists of 2.68 acres located in the C-2 zoning district with about 454 feet of frontage on Route 32 and contains approximately 0.50 acres of delineated inland wetlands.
- The property does abut Podurgiel Lane which the applicant will not use as ingress/egress to the site due to significant neighborhood resistance to the use of Podurgiel Lane during the Zoning Board of Appeals approval process.
- The applicant states the wetlands were flagged by Soil Scientist David Lord in 2022 by wetland area remote from disturbance area delineated by Michael G. Schaefer on August 26, 1997.
- The applicant states a 5,000 square foot convenience store with 20 gasoline and 2 diesel fuel pumping points were originally contemplated. After an evaluation of the location and extent of the wetlands on the property, the proposed development now consists of a 4,960 square foot building with 12 gasoline and 2 diesel fuel pumping points.
- The applicant has provided a copy of a site plan from previously approved application for a 54 unit hotel dated July 30, 1997 and United States Army Corp of Engineers permit for the same application dated January 21, 1998.
- The project proposes to develop the site utilizing a similar yet smaller footprint than the previously approved application. The footprint avoids any direct disturbance of the current inland wetlands and watercourses on the property.

- The applicant, in its narrative received on October 28, 2022, states, in part, “The site development plan contemplates a closed drainage system pursuant to which stormwater will be collected in catch basins and discharged to a stormwater quality/detention basin located in the northeasterly corner of the improved project site. The stormwater will first be detained in the sediment forebay in order to allow sediments to settle out to satisfy the requirements of the 2004 Stormwater Quality Manual promulgated by the State of Connecticut Department of Energy and Environmental Protection. Stormwater from the detention basin will be metered out by proposed Control Structure 1 as delineated on the Sheet 3 of 5 of the site development plan with orifices in the structure designed to meter out renovated stormwater in accordance with the intensity of the applicable design storm event. Stormwater discharged from the detention basin will be discharged through a 15 inch HDPE culvert to a proposed plunge pool and thereafter through a grass swale to a proposed rip rap pad at an interface with a 42 inch reinforced concrete pipe storm culvert which will thereafter carry stormwater in a northerly direction under Podurgiel Lane.
- The applicant has provided detailed soil characteristics in the narrative submitted with the application. The predominate upland soil type on site is Sutton and the wetlands soils primarily consist of Leicester and Whitman soils.

#### **TOWN SOIL SCIENTIST COMMENTS:**

Please see the attached letter from Robert Russo, CSS dated November 15, 2022. These comments were sent to the applicant on November 16, 2022 to address.

#### **Significant Impact**

Where uses/proposals are determined to meet the criteria of a significant impact as defined in the Regulations, a public hearing must be scheduled by the IWC. A permit may be issued without a hearing following the petition period 14 days after receipt of application, subsequently action on the application needs to be tabled to the December 15, 2022 meeting.

#### **Staff Recommendation:**

Staff recommends the IWC receive & review Application **22 IWC 24**, set a date for a site walk, if desired and table the application to the December 15, 2022 meeting for the applicant to address the town soil scientist’s comments.

# CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

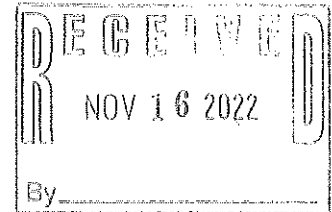
NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

November 15, 2022

Meredith Badalucca  
Zoning & Wetlands Officer  
Town of Montville  
310 Norwich New London Tpke  
Uncasville, CT 06382



RE: 2040 Route 32 Gas Station/ Convenience Store  
CLA-7064X

Dear Ms. Badalucca:

We have reviewed the materials submitted to the Montville Inland Wetlands Commission for the referenced application. These materials include:

1. The application prepared by Heller, Heller and McCoy, dated October 20, 2022.
2. The project narrative prepared by Heller, Heller and McCoy, dated October 20, 2022.
3. The project plans Prepared by Fedus Engineering dated October 3, 2022
4. The Stormwater Report prepared by Fedus Engineering dated October 6, 2022.
5. A USACE permit for a different development plan dated 1998

CLA has the following comments.

1. Provide an existing conditions plan.
2. Delineate both sides of the resource areas that are currently delineated by one line of flags. Showing the width of these areas is important in determining impacts.
3. The soil scientist needs to sign the plans.
4. Show limits of disturbance on the plans.
5. IN places, the proposed E&S is shown as coincident the limits of paving and the wetland edge. As shown, the site cannot be built without wetland disturbance. It is better to show temporary wetland disturbance and restoration if needed.
6. The plans call for haybales to be located at wetland flags 1-4 and 41 to 43. These flags designate a swale/ intermittent watercourse and this E&S will not function properly.

7. Given the proximity of the development to the wetland additional E&S measures should be shown.
8. Provide a soil scientist's report.
9. Provide an assessment of the functions and values of the wetland and watercourse resource area prepared by a qualified individual.
10. Provide an impact assessment prepared by qualified individual.
11. Does the site receive the overflow from the upslope storm water basin on the Home Depot property?
12. Provide sizing calculations for the hydrodynamic separator
13. Provide a SWPP and spill plan for operation of the gas station
14. Provide a detail for the concrete pavement that will be used in the fueling area.
15. Document how the calculated WQV is being provided. How many cubic feet of storage are provided in the detention basin? What is the proposed hydrology of the basin?
16. Provide a planting plan for the detention basin.
17. Provide test pit and permeability data for the detention basin.
18. Provide a narrative for underground tank installation. Given the depth of the underground tanks, will wetland disturbance be required for tank installation?
19. Provide a dewatering plan for underground fuel tank installation.
20. Provide a four-foot deep sump and hood for the final catch basin before the stormwater basin.

Significant additional data and plan revisions need to be provided. Please contact me with any questions

Very truly yours,

*Robert C Russo*

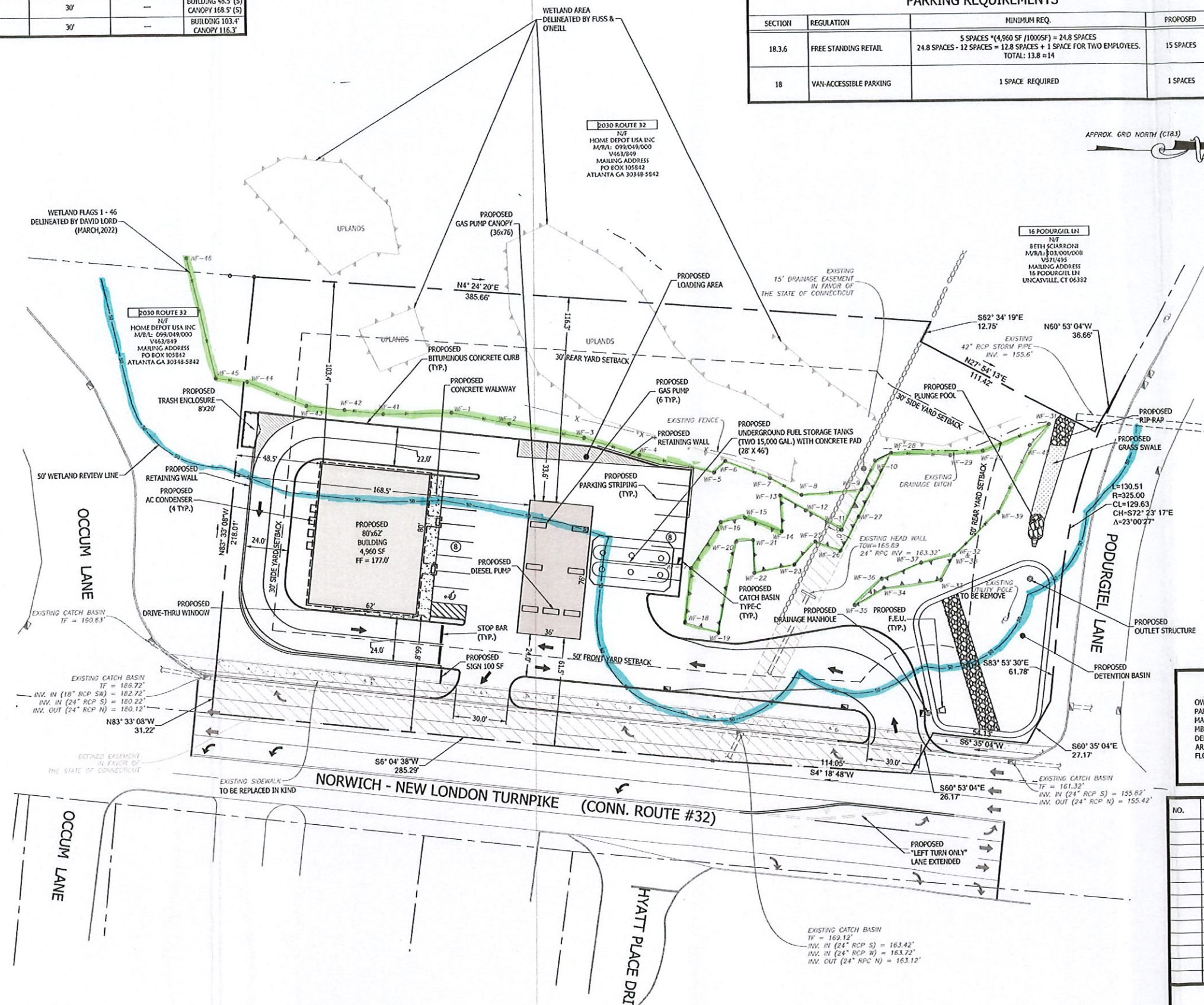
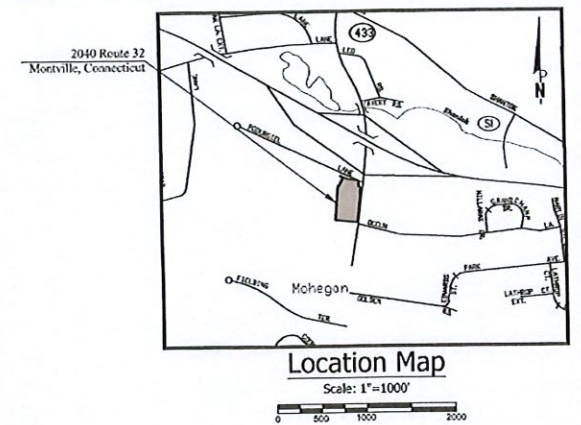
Robert C. Russo CSS



SECTION	REGULATION	REQUIREMENTS	EXISTING	PROPOSED
11.4	MINIMUM LOT SIZE	40,000 SF	116,639 SF	116,639 SF
11.5	MINIMUM LOT FRONTAGE	60'	490'	490'
11.6.1	MINIMUM FRONT YARD	50'	---	BUILDING 66.8' CANOPY 61.5'
11.6.2	MINIMUM SIDE YARD	30'	---	BUILDING 48.5' (S) CANOPY 168.5' (S)
11.6.3	MINIMUM REAR YARD	30'	---	BUILDING 103.4' CANOPY 116.3'

1. AREA OF WETLAND ON SITE IS 21,832 SF/0.50 ACRES.
2. PROPOSED AREA DISTURBED IN THE 50' REVIEW ZONE IS 21,494 SF/0.49 ACRES

PARKING REQUIREMENTS			
SECTION	REGULATION	MINIMUM REQ.	PROPOSED
18.3.6	FREE STANDING RETAIL	$5 \text{ SPACES} * (4,960 \text{ SF} / 1000\text{SF}) = 24.8 \text{ SPACES}$ $24.8 \text{ SPACES} - 12 \text{ SPACES} = 12.8 \text{ SPACES} + 1 \text{ SPACE FOR TWO EMPLOYEES.}$ TOTAL: $13.8 \approx 14$	15 SPACES
18	VAN-ACCESSIBLE PARKING	1 SPACE REQUIRED	1 SPACE



EXISTING	
SYMBOL	DESCRIPTION
	MONUMENT
	EK IP / REBAR
	DRILL HOLE
	UTILITY POLE W/L LIGHT
	STONE WALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INDEX CONTOUR
	CONTOUR
	WETLANDS BOUNDARY/FLAG
	MEAN LOW WATER LINE
	MEAN HIGH WATER LINE
	HIGH TIDE LINE
	COASTAL JURISDICTIONAL LINE
	ZONE LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	NOW OR FORMERLY
	CATCH BASIN
	TYPICAL
	SPOT ELEVATION
	DRILL HOLE
	POINT OF BEGINNING
	TEST PIT
	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF
<b>PROPOSED</b>	
	IRON PIN TO BE SET

OWNER: HASSAN HUSSAIN, LLC  
PARCEL ADDRESS: 2040 NEW ROUTE 32, MONTVILLE, CT  
MAILING ADDRESS: 4 BOSTON POST RD, WATERFORD, CT 06385  
MIL 103/11/A  
DEED: VOLUME 663 PAGE 612  
AREA: 116,639 SF = 2.68 ACRES  
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0351G  
EFFECTIVE DATE: JULY 18, 2011

[illegible]

**Site Plan  
of  
2040 New London Turnpike  
(AKA CT RT 32)  
Uncasville, Connecticut**  
Prepared For:  
**AMER CHOUDREY**  
October 3, 2022

DRAWING SCALE: 1"=30'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 15, 30, and 60, representing feet.

SHEET NO. 2 OF 5	JOB NO. 21-001048	DRAWN BY: DC
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Gregg T. Fedus P.E.  
CT. License No. 2123



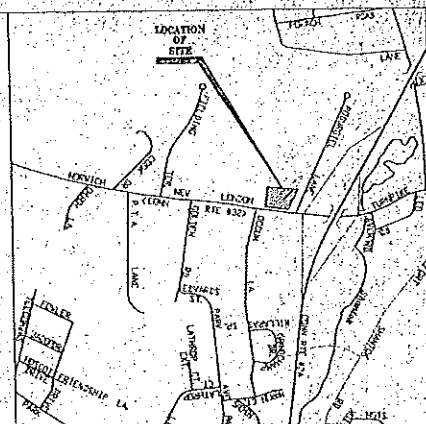
GRISTOLD, CONNECTICUT

LAND PLANNERS

LAND SURVEYORS

HARRIS & CLARK, INC.

CIVIL ENGINEERS

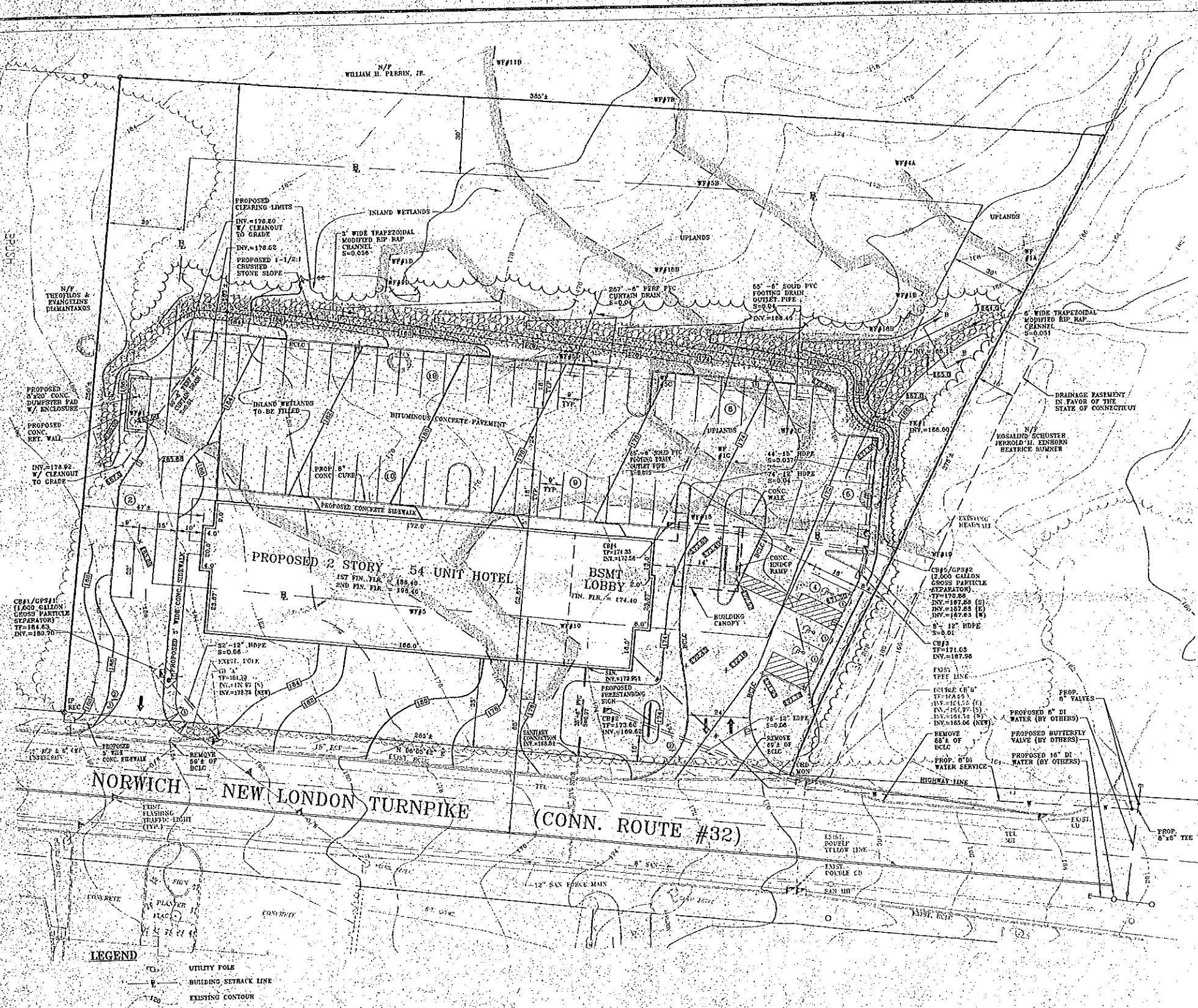


LOCATION MAP  
SCALE: 1" = 1000'

- REFERENCE NOTES:
- See sheet 1 of 2 for Survey Notes.
  - Site is located in a C-2 zone.
  - Limit of inland wetlands was flagged by Michael G. Schaefer, Certified Soil Scientist.
  - Site is identified on Assessor's Map #103 as Lot #1-A.
  - Applicant: Paul Cipriani, Jr.
  - Owner: Stanley A. Hammer, Sr.
  - Agent: Alvin Harry Miller
  - All utilities are approximate. Contractor shall verify location and elevation of all utilities prior to construction. Contractor to contact CALL-BEFORE-YOU-DIG at least 72 hours prior to any excavation. All utility connections shall be done in accordance with the specifications of the governing utility.
  - All construction methods and materials shall be in accordance with the State of Connecticut Department of Transportation Form 814 latest revision unless otherwise noted on the plans.
  - This proposal involves the construction of a 54 unit two story hotel with associated parking and landscaping. The building will be connected to municipal water pad.
  - All work within the State of Connecticut Department of Transportation right-of-way for the Norwich-New London Turnpike (CT Route #32) is subject to approval by the Connecticut Department of Transportation.
  - All traffic control signs and pavement markings shall conform to the "Manual of Uniform Traffic Control Devices" standards.
  - Site lighting shall be directed to prevent glare on adjacent properties and streets.
  - Total area of regulated inland wetlands on site = 45,737 ± s.f. Area of regulated inland wetlands to be disturbed with this proposal = 20,102 ± s.f.
  - Parking calculations:  
54 rooms @ 1 space/room = 54 spaces  
6 employees @ 1 space/2 employees = 3 spaces  
Total Parking Required = 57 spaces
  - Variances from the following regulations of the Town of Montville Zoning Regulations were requested by the Town of Montville Zoning Board of Appeals on 9/3/97:  
A. Section 2.1.11.4.1: to allow the front yard setback to be 9' from the centerline of the highway right-of-way (55' from the front property line) in lieu of the 35' minimum setback from the highway right-of-way centerline plus 60' minimum front yard setback (total 95' minimum required).  
B. Section 10.10: to allow 0 loading spaces in lieu of the 2 loading spaces required.

SITE DATA		ZONE: C-2
ITEM	REQUIRED	PROVIDED
LOT AREA	80,000 S.F.	65,100± S.F.
LOT FRONTAGE	200 FT	285± FT
FRONT YARD	50 FT	35 FT
SIDE YARD	30 FT	47± FT
REAR YARD	100 FT	100± FT
BUILDING HEIGHT	70 FT	43± FT
PARKING SPACES	57 SPACES	67 SPACES
LOADING SPACES	2 SPACES	0 SPACES
WATER SUPPLY	MUNICIPAL (NORWICH)	
SANITARY SYSTEM	MUNICIPAL	
FREESTANDING SIGN	420 S.F.	420 S.F.

\* VARIANCE GRANTED, SEE NOTE #14



- LEGEND
- UTILITY POLE
  - BUILDING SETBACK LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED SPOT ELEVATION
  - EXISTING SPOT ELEVATION
  - SEDIMENT FENCE
  - RETAINING WALL
  - WETLAND FLAG
  - WETLAND DELINEATION
  - STONE WALL
  - PROPOSED SIGN
  - CATCH BASIN
  - C.I.D. MONUMENT
  - ARMY CORP. OF ENGINEERS TRANSECT PLAT NO.

SIGN SCHEDULE (M.U.T.C.D. STANDARDS)

CODE	SIGN TYPE	SIZE
①	HANDICAPPED PARKING - STATE PERMIT REQUIRED VIOLATORS WILL BE FINED	12"x16"
②	"STOP"	24"x24"
③	"DO NOT ENTER"	12"x16"

To my knowledge and belief this map is substantially correct as noted hereon.

Chris C. Clark, L.S.

11-18-97

Date



SITE PLAN  
IMPROVEMENT LOCATION PLAN  
PROPOSED 54 UNIT HOTEL  
PREPARED FOR  
PAUL CIPRIANI, JR.

NORWICH - NEW LONDON TURNPIKE (CT. RTE. 32)  
SCALE: 1" = 20'  
DATE: SEPTEMBER 1997  
MONTVILLE, CONNECTICUT  
JOB NUMBER: 2048 Sht. 2 of 6



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This drawing is the property of the Engineer and has been prepared for the use of the project only. It is not to be used for any other purpose, project, location or time without the expressed written consent of the Engineer.