

MEMORANDUM FOR THE RECORD
APPLICATION# 22 IWC 24
REGULAR MEETING – THURSDAY, DECEMBER 15, 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:

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

In Review:

- 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.

New Staff Comments:

- A site walk was conducted by the IWC on Sunday, December 11, 2022.
- The applicant has requested the application be tabled until the January 19, 2023 meeting to allow them additional time to address the soil scientist comments dated November 15, 2022

Staff Recommendation:

Table the application to the January 19, 2023 meeting to allow the applicant time to address the soil scientist comments.