

Staff Report
Application # 23 IWC 4
IWC Regular Meeting – Thursday, March 16, 2023
Prepared by Meredith Badalucca, Zoning & Wetlands Officer

Owner/Applicant: Advanced Associates, LLC
Engineering Info: Seamus Moran, P.E., H & H Engineering Associates, LLC
Surveyor: Richard Deschamps, LS, Advanced Surveys, LLC
Attorney Info: Attorney Harry B. Heller, Heller, Heller and McCoy
Address: 412 Maple Ave (031-002-0A0)
Meeting Date: March 16, 2023
Date Received by IWC: February 16, 2023 (*Decision Required Date – 04/22/2023*)

Applicant Request: Regulated activities within upland review area in conjunction with grading for commercial site improvements.

Activity Description:

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| Wetland Disturbance Area | 0 sqft |
| Watercourse/Waterbody Disturbance Area | 0 LF |
| Upland Review Disturbance Area | 1400 +/- sqft |

Staff Comments:

- The property is located on approximately 6.86 acres in the Industrial Zone currently developed with individually owned “condo” buildings for various industrial uses.
- Background: The IWC, on November 20, 2003, approved a permit to HEPO, LLC at 420 Maple Avenue for regulated activities in conjunction with a driveway access that included filling & grading for installation of a piped culvert crossing as shown on a plan entitled “Maple Avenue Subdivision, Grading/E & S Plan, Sheet 3, Prepared by CLA Engineers, Dated 04/28/03, Revised to 10/14/03.” The crossing was then constructed in accordance with said permit # 203 IWC 21. The subdivision plan was approved and filed on the Montville Land Records.
 Subsequent to the construction of the crossing under permit # 203 IWC 21 for HEPO’s 6-lot Maple Avenue industrial subdivision, a lot line adjustments plan was filed combining subdivision lots 1 & 3, lots 2 & 4 and lots 5 & 6. The now combined lot 5 & 6 was purchased by Advanced Associates, LLC and combined with 412 Maple Avenue.
- The proposed development consist of a new 4,000 square foot industrial building on the northern portion of the site. Site improvements will include an extension of the access drive and proposed rain gardens.
- Per the Stormwater Management Report Prepared by H&H Engineering Associates, LLC, dated November 8, 2022, it demonstrates that the development:
 Does not increase peak rates of runoff from watersheds encompassing the new building, access drive and parking area.
 Does not degrade the quality of receiving groundwater, waterbodies, or watercourses.

Complies with the 2004 CT DEEP SQM and the Town of Montville Stormwater Management Standards.

- Town Soil Scientist, Robert Russo reviewed the application when it was presented to the commission in 2022. He stated in an email dated 1/20/22 “I have reviewed the site plans, engineers’ letter, and application for this project (412 Maple Ave, Montville) and note that there is limited work proposed within the 50 foot upland review zone and that it consists of grading for the proposed access driveway to the new 4000 square foot building. The wetlands crossing shown on the plans was previously constructed per a permit from the Montville IWWC. If the erosion and sedimentation control shown on the plans is properly installed and maintained, there will be minimal potential for wetland impacts.”

Considerations for Action:

If the Commission is inclined to approve the request of the Applicant for a permit for proposed activity, the following language for a motion of approval is suggested:

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application 23 IWC 4 – Owner/Applicant: Advanced Associates, LLC for regulated activities in the upland review area in conjunction with grading for commercial site improvements at 412 Maple Avenue (031-002-0A0) Uncasville, CT, per the application and associated documents dated 2/14/23 and as shown on a plans entitled “Site Development Plan, Prepared for Advanced Associates, LLC, 410 & 412 Maple Avenue, Montville, CT, Prepared by Advanced Surveys, LLC, Dated 10-20-21, Revised 2-22” and “Stormwater Management Plan, New Industrial Development, 412 Maple Avenue, Uncasville-Montville, CT 06382, Prepared for Advanced Associates, LLC, P.O. Box 164, Uncasville-Montville, CT 06382, Dated 11-1-2022” as revised. Standard reasons for approval and standard conditions of approval apply.