

TOWN OF MONTVILLE
Inland Wetlands Commission
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779 Email: mbadalucca@montville-ct.org

VIA CERTIFIED MAIL

January 23, 2023

Harry B. Heller, Esq.
Agent for Hassan/Hussain, LLC
Heller, Heller & McCoy
736 Norwich-New London Turnpike
Uncasville, CT 06382

RE: 22 IWC 24 – 2040 Route 32 (103-001-01A), Uncasville, CT, Owner/Applicant: Hassan/Hussain, LLC for regulated activities in the upland review areas in conjunction with the proposed commercial development of proposed convenience/gasoline sales facility

Dear Attorney Heller:

The Montville Inland Wetlands Commission, at its January 19, 2023 Regular Meeting, **APPROVED** the above-referenced application for an Inland Wetlands Permit for regulated activities in the upland review areas in conjunction with the proposed commercial development of proposed convenience/gasoline sales facility as depicted in the application and associated documents dated October 21, 2022 and received on October 28, 2022 and as shown on a plan entitled "Inland Wetlands Submission 2040 Route 32 Proposed Convenience Store/Gas Station 2040 Route 32, Uncasville, Connecticut Applicant: Amer Choudrey October 3, 2022 Drawing Scale: 1"=30' Sheet Nos. 1 of 5 to 5 of 5 Job No. 21-001048 Drawn By: DC Fedus Engineering, LLC Civil Engineers Mailing Address: 70 Essex Street Mystic, Connecticut 06355, Revised 12/5/2022".

Attached please find your permit. Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Zoning & Wetlands Officer

c: File

CERTIFIED MAIL # 7020 0090 0000 8617 8781

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INLAND WETLANDS PERMIT: 22 IWC 24
ISSUANCE DATE: January 19, 2023
EXPIRATION DATE: January 19, 2028
PROPERTY ADDRESS: 2040 Route 32 (M/L/B 103-001-01A)
OWNER/APPLICANT: Hassan/Hussain, LLC

This authorization refers to your application to conduct regulated activities within upland review areas, inland wetlands and/or watercourses in the Town of Montville.

The Inland Wetlands Commission reviewed your application with regard to Sections 22a-41 of the General Statutes and Section 10 and or Section 6 of the Montville Inland Wetlands and Watercourse Regulations.

Based on this review, the Commission finds that the proposed work is in conformance with the above regulations and **APPROVED** the following activities:

Owner/Applicant: Hassan/Hussain, LLC for regulated activities in the upland review areas in conjunction with the proposed commercial development of proposed convenience/gasoline sales facility as depicted in the application and associated documents dated October 21, 2022 and received on October 28, 2022 and as shown on a plan entitled "Inland Wetlands Submission 2040 Route 32 Proposed Convenience Store/Gas Station 2040 Route 32, Uncasville, Connecticut Applicant: Amer Choudrey October 3, 2022 Drawing Scale: 1"=30' Sheet Nos. 1 of 5 to 5 of 5 Job No. 21-001048 Drawn By: DC Fedus Engineering, LLC Civil Engineers Mailing Address: 70 Essex Street Mystic, Connecticut 06355, Revised 12/5/2022".

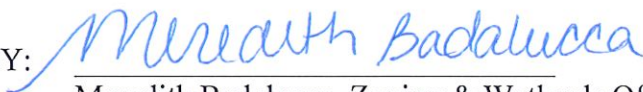
Standard Conditions of Approval apply as follows:

- ❖ Authorized representatives of the Town may enter at reasonable times to conduct on-site inspections or routine maintenance.
- ❖ The permittee shall notify the Inland Wetlands Officer prior to the commencement of work and upon its completion.
- ❖ If the authorized activity is not completed on or before this expiration date, said activity shall cease, and if not previously revoked, extended or renewed this permit shall be null and void. **IT IS THE APPLICANT'S RESPONSIBILITY TO APPLY FOR A RENEWAL AT LEAST 65 DAYS PRIOR TO AFOREMENTIONED EXPIRATION DATE.**
- ❖ All work and regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not

specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.

- ❖ This authorization is not transferable unless written consent of the Inland Wetlands Commission is obtained.
- ❖ In evaluating this application, the Commission has relied on information provided by the applicant; if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be revoked.
- ❖ The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance contact the Wetlands Officer in the Land Use & Development Department. The permittee shall immediately inform the department of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
- ❖ No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed or stored within 50' of any wetland or watercourse on or off site unless specifically authorized by this permit.
- ❖ This permit is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Montville, and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, or local laws or regulations pertinent to the property or activity affected hereby.
- ❖ All sediment and erosion control measures shall remain in place and be maintained until all disturbed areas are stabilized. **TIMELY IMPLEMENTATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES ARE A CONDITION OF THIS PERMIT.**

BY:



Meredith Badalucca, Zoning & Wetlands Officer
Agent for the Montville Inland Wetlands Commission