

TOWN OF MONTVILLE
Department of Land Use & Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779 - Email: lburdick@montville-ct.org

MEMORANDUM FOR THE RECORD

July 25, 2023 PZC Meeting
Prepared by *Liz Burdick*, Director
on 7/19/2023

Property Address: 2040 Route 32 (Parcel ID: 002/005/00B), Uncasville, CT.
Application: PZ #23 SITE 5
Applicant(s): Hassan/Hussain LLC
Property Owner(s): Same as Applicant.
Attorney: Harry Heller, Esq., Heller, Heller & McCoy
LS/PE: Gregg T. Fedus, P.E., Fedus Engineering, LLC
Anthony Hendriks, LS
James Bernadino, P.E., CMG Engineering/Environmental
W.W. Craven & Sons, Inc., Construction
David G. Sullivan, P.E., US Manager of Traffic & Transportation
Planning, SLR International Corporation
Lot Size: 166,741SF (2.68-acres).
Lot Frontage: 479.64-feet on Route 32 (Norwich-New London Turnpike) and
256.12-feet on Podurgiel Lane.
Zoning District: C-2 (Commercial) & OZ (Rte. 32 Overlay Zone).
Public Water/Sewer: Yes.
Wetlands/Watercourses: Yes.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes. TBD. Work in State of CT right of way.
Legal: Submitted to Land Use Dept. on 4/21/23. Date of Receipt by PZC - 4/28/23.
Decision Required Date 6/29/23. Tabled from the 6/27/23 with 30-day extension of time
granted. New DRD

PROPOSAL: Applicant requests site plan approval for "Development of a 4,960SF ("Bestway") convenience store facility with associated sale of gas and diesel motor fuel products on the westerly side of the Norwich-New London Turnpike (Connecticut Route 32) adjacent to the northerly access to Montville Commons."

Zoning Board of Appeals: In accordance with C.G.S. § 14-321, the Montville Zoning Board of Appeals, at its 7/7/22 regular meeting following a public hearing, approved the location of the gas station/convenience store with the condition there shall be no ingress/egress to/from the site from Podurgiel Lane.

INLAND WETLANDS COMMISSION: The Montville Inland Wetlands Commission approved regulated activities associated with this development on January 19, 2023.

STATE OF CT DEPT. OF HEALTH: N/A.

CITY OF NEW LONDON WATER: N/A.

UNCAS HEALTH DISTRICT: See comments dated 5/4/2023 as follows: "Prior to the issuance of a building permit, detailed plans for the coffee service area and any other food service areas must be reviewed by the District." Condition of Approval.

TOWN ENGINEER: See outstanding comments #2, dated July 18, 2023.

FIRE MARSHAL: See comments received 07/20/23 – “No comments at this time.”

BUILDING DEPT.: See comments received 5/5/23 – “Accessible Parking Required to be closer to entrance. Entrance not identified.” Revised plan review comments pending.

WPCA: See comments received 6/14/23. Revised plan review comments pending.

STCT DOT: Encroachment Permit required. Preliminary approval pending.

OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA): N/A.

STCT DEEP: N/A.

BOND: Soil Erosion and Sediment Control (SESC) bond estimate pending approval for review & approval by the Town Engineer.

PLANNER: Please be advised of the following outstanding comments with regard to my memo dated 05-04-23 and my review of the revised plan set entitled “Planning & Zoning Submission, 2040 Route 32, Proposed Convenience Store/Gas Station, 2040 Route 32, Uncasville, CT, Applicant: Amer Choudrey, Prepare by Fedus Engineering, LLC, Dated February 27, 2023, Revised to 07/12/2023”:

1. Any substantive changes to the proposed site improvements may require additional review/approval by the Montville Inland Wetlands & Watercourses Commission. Condition of Approval.
2. The 2/22/23 SWPPP & 3/28/23 SWPPP Petroleum Addendum shall be strictly adhered to and shall be conditions of any favorable approval. Condition of Approval.
3. State of Connecticut Dept. of Transportation (CTDOT) review & approval is required for any proposed work in the CT Route 32 State Right of Way. Preliminary approval shall be submitted prior to any favorable approval for this application.
4. Section 4.11.10 (Gasoline Filling Stations and Convenience/Gasoline Sales Establishments): a. Revise plan to show a suitably landscaped and screened area a minimum of 10-feet wide or a six-foot high, stockade type, wooden fence with the finished side facing the residential district to be maintained between the site and adjacent residential lot.
 - Plan revised to 7/12/23 shows about two sections of stockade fence proposed in the grass swale in the drainage. Please revise plan to show a more suitable screened area between the site and residential district.
5. 17.3.1 (GIS) Digital data in accordance with this section shall be submitted to the Zoning Officer prior to issuance of a zoning permit to start work. Condition of approval.
6. There will be no propane filling stations located at the site without an approved zoning permit showing size & location following approval by the Fire Marshal and/or Building Official. Condition of approval.
7. Revise plan note to state “There will be no outside retail storage or display areas.”
8. All site signage shall require an approved zoning permit prior to installation. Signage locations shall be identified in the field by a Licensed Land Surveyor prior to installation. Condition of approval.
9. Town Engineer & WPCA comments shall be addressed.

STAFF RECOMMENDATION: Pending.