

COASTAL SITE PLAN MODIFICATION REVIEW APPLICATION

Applicant's Name KKSH2 LLC (on behalf of operator Marine Material Management Limited Liability Company)
Address 3 Wilderness Drive, North Branford, Connecticut 06471
Tel # n/a Cell # (203) 858-4034
Fax # n/a Email Alfred@TPRGLLC.com
Project Address or Location 125 Depot Road, Montville, Connecticut

The following information must be supplied by the applicant and submitted in addition to and along with, any applications, plans and data required for approval of the proposed project under the Zoning and/or Subdivision Regulations of this Municipality. Attach additional sheets if more space is required.

I. PLANS (See Section 15.3 of Zoning Regulations)

A. PROJECT PLAN(S)

This application must be accompanied by a plan (or plans) of the entire project indicating 1) project location, 2) design of all existing and proposed buildings, structures and uses, 3) all proposed site improvements or alterations, and 4) ownership and type of use on adjacent properties.

B. COASTAL RESOURCES

This application must be accompanied by a plan showing the location of all coastal resources (as defined in Section 3(1) of P. A. 79-535) on and contiguous to the site.

II. WRITTEN INFORMATION

A. DESCRIPTION OF PROPOSED PROJECT

Describe the entire project including types of buildings and structures, uses, methods, and timing of construction, type and extent of development adjacent to the site. This information should supplement and/or clarify plans in 1A above.

Project includes transloading and processing of sand, silts and clay for marine construction and maintenance projects. Silts and clays will be improved and processed by mixing a cementitious product to stabilize the same for on-road transportation and on-land use. Waterside improvements include the installation of bumpers and moorings on the existing dock in areas of previous and historical marine operations.

B. DESCRIPTION OF COASTAL RESOURCES

Identify the coastal resources on and contiguous to the site (as shown on the coastal resources map) and describe their condition. This information should supplement and/or clarify the plan in 1B above.

Coastal resources located on the site include coastal hazard areas, coastal waters, and developed shoreline. No other coastal resources exist on the property. Please see attached for additional information.

C. ASSESSMENT OF THE SUITABILITY OF THE PROJECT FOR THE PROPOSED SITE AND THE CAPABILITY OF THE RESOURCES TO ACCOMMODATE THE PROPOSED USE

(1) Identify any and all coastal use policies in Section 3(b) (1) of P. A. 79-535 and reprinted in the Connecticut Coastal Management Manual applicable to the proposed project.

The following coastal use policies are applicable to the proposed project: stormwater management and water dependent uses.

(2) Identify any and all coastal resource policies (in Section 2(b) (2) of P. A. 79-535 and reprinted in the Connecticut Coastal Management Manual applicable to the proposed project.

The following coastal resource policies are applicable to the proposed project: general resources and developed shoreline.

(3) Describe how the proposed project is consistent with all of the coastal policies identified in C (1) and (2) above (i.e. describe the extent to which the project complies or conflicts with each policy). **Note: If project conflicts with any policy, the project should be modified to reduce or eliminate the conflict.** The proposed project is a water dependent use that makes use of existing developed shorefront. Please see attached for additional information.

C. EVALUATION OF THE POTENTIAL BENEFICIAL AND ADVERSE IMPACTS OF THE PROJECT AND DESCRIPTION OF PROPOSED METHODS TO MITIGATE ADVERSE EFFECTS.

(1) Identify and describe the potential adverse impacts (as defined in Section 3 (15) of P. A. 79-535) and potential beneficial impacts of the project on coastal resources.

No adverse impacts are anticipated, the proposal is a reuse of a prior industrial property. The proposed water dependent use takes advantage of the unique characteristics of the property including deep water, 2 existing piers and rail access at the property and proximity to the interstate highway system.

FOR WATERFRONT PROPERTY ONLY:

(2) Is the project a water dependent use as defined in Section 3(16) of P. A. 79-535? If so, explain why. The project is water dependent. The proposed use will use the existing pier for receiving dredged materials, cement and other deliveries by barge for amendment to stabilize the same onsite and for transport offsite by rail and/or truck.

FOR WATERFRONT PROPERTY:

(3) Describe the impacts or effects either positive or negative that the project will have on future water dependent uses or development on and adjacent to this site.

The project will use the existing piers on the property and encourage water dependent uses that will utilize the piers for receiving of bulk materials by barge.

(4) Describe the proposed measures to mitigate (reduce or eliminate) any adverse impacts on coastal resources described in D (1) and, if applicable, on future water dependent development opportunities described in D (3).

The proposed development will not have adverse impacts on water dependent uses as it reuses the existing vacant industrial land and takes advantage of the piers in support of water dependent uses for receiving of materials as contemplated by the associated site plan application.

D. DEMONSTRATION OF THE ACCEPTABILITY OF REMAINING OR UNMITIGATED ADVERSE IMPACTS ON COASTAL RESOURCES AND FUTURE WATER DEPENDENT USES AND DEVELOPMENT.

(1) Describe any adverse impacts that remain after employing all reasonable mitigation measures.

The project consists of the redevelopment of an existing industrially developed shorefront property for a new water dependent use. Stormwater treatment systems have been included in prior approved phases of the project to improve stormwater discharges. The only activity proposed waterward of the coastal jurisdiction line is the offloading of barges transporting dredged materials and/or cementitious products to the site.

(2) Explain why these remaining adverse impacts were not mitigated.

Not applicable.

Town of Montville Planning and Zoning Commission

Applicant: KKSH2 LLC (on behalf of operator Marine Materials Management Limited Liability Company), sublessee from Gateway Montville LLC

Project: 125 Depot Road Transportation and Processing of Dredged Materials

SECTION III – WRITTEN INFORMATION

A. Description of the Proposed Project

The project includes the redevelopment of the former AES Thames industrial property located at 125 Depot Road in Uncasville. The former structures were recently demolished in the vicinity of the proposed project leaving the concrete pad foundation from the former cogeneration plant. This Phase 3C application is an operational application for the utilization of a portion of the site for importing dredged materials under a prior approval granted by the State of Connecticut Department of Environmental Protection and amending the same with a cementitious project to create a product capable of commercial re-use either for capping environmentally contaminated sites or for use as structural fill.

Equipment utilized onsite will include conveyors, trucks, excavators, concrete storage silos, mixing and curing bins and bucket loaders. A ramp to access the existing pier will be utilized to off-load barges to trucks and spill plates will be installed to contain transient material during offloading operations. All activities proposed in conjunction with this operational application will be conducted within the limits of the former industrial facility occupied by the AES Thames cogeneration plant.

B. Description of Coastal Resources

Coastal resources on the property include:

- Coastal Hazard Areas
- Coastal Waters and Estuarine Embayments
- Developed Shorefronts

The project site was historically filled to create the property known as 125 Depot Road. The property is located on the westerly bank of the Thames River and is located in the AE Flood Zone with a Base Flood Elevation of 11, along the embankment of the railroad tracks that form the westerly property line. The shoreline of the property is a stone and riprap embankment. There are two existing piers located on the property. The Coastal Hazard Area on the property consists of asphalt, concrete rubble, and concrete pads from the former buildings on the property. No work is proposed beyond the existing embankments of the property. A portion of the existing flood hazard area is proposed to be filled in accordance with the prior modified Phase 2 application and improved to allow for the amendment and storage of bulk materials in the proposed processing and curing bins. The piers will support water dependent uses and use of the coastal waters for receiving bulk materials by barge. The project supports the reuse of

developed shorefronts by the redevelopment of the currently vacant industrial waterfront property.

C. Assessment of the Suitability of the Project for the Proposed Site and the Capability of the Resources to Accommodate the Proposed Use

Applicable coastal use policies include:

- Stormwater Management
- Water Dependent Uses

Applicable coastal resource policies include:

- General resources
- Coastal hazard areas
- Coastal waters
- Developed shorefront

The proposal does not adversely affect, but rather takes advantage of, the coastal resources present on the property. The redevelopment of this site for water dependent uses is consistent with all coastal management policies and goals. Prior phases of this project were designed and constructed to improve the quality of the stormwater leaving the site. The project contemplates the installation of hydrodynamic separators at the three outfalls to the Thames River from the project site in order to ensure that stormwater leaving the site is fully treated. There will be no untreated stormwater discharges from the project site. The project is a water dependent use that will use the existing piers for delivery of materials by barge.

There will also be no adverse impacts to the coastal resources on the property. The project is intended to meet Town of Montville Zoning Regulations and FEMA requirements for development in the flood hazard areas. The water dependent use will take advantage of the coastal water resource by reusing the existing piers. Stormwater discharges will be improved and there will be no activity waterward of the Coastal Jurisdiction Line other than the offloading of barges by excavators with clamshells and/or pumping alternatives operating from the existing piers. The project will reuse the existing developed shorefront that is currently vacant for a new water dependent use.