

**TOWN OF MONTVILLE
OFFICE OF THE ASST. PLANNER
310 Norwich-New London Turnpike, Uncasville, CT 06382
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MEMORANDUM FOR THE RECORD

September 26, 2023 PZC Meeting
Prepared by *Meredith Badaluca*, Asst. Planner
Dept. of Land Use & Development
on 9/15/2023

Property Address: 125 Depot Road, Parcel ID 071-007-000, Uncasville, CT
Application: PZ #23SITE9
Applicant(s): KKSH2 LLC
Property Owner(s): Uncasville LLC/Gateway Montville LLC (Lessee)
Attorney: Harry Heller, Esq. & Andrew McCoy, Esq., Heller, Heller & McCoy
Engineer: Alfred Kovalik, P.E., TPRG
Land Surveyor: John Faulise, Jr., L.S. Boundaries, LLC
Lot Size: 11.92 acres (519,235 SF)
Zoning District: Industrial
Public Water/Sewer: No.
Wetlands/Watercourses: No.
Flood Hazard Zone: Yes, AE11 and X.
CAM Zone: Yes.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: *Submitted to Land Use Office 9/13/23, Date of Receipt by PZC 9/26/23, Decision Required Date (DRD) 11/30/2023.*

PROPOSAL: Use of the Gateway Terminal property located at 125 Depot Road, Montville, CT for the receiving, amendment and transport of dredged materials.

STAFF COMMENTS: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Gateway Uncasville Marine Material Transloading Site, 125 Depot Road, Uncasville, Connecticut, Prepared for Town of Montville Planning and Zoning Commission, Dated: September 11, 2023, Prepared by Tipping Point Resources Group, LLC."

1. Revise Uncasville LLC Authorization to reflect property address "125 Depot Road". Currently states "125 Dock Road".
2. Revise Approval Block on Cover Sheet, as follows:

Approved by the Montville Planning & Zoning Commission on _____.

BY: _____
Chairman, Vice Chairman, Secretary

Date: _____.

Expiration Date: _____.

Approval of this site plan by the Commission shall mean certification of the erosion and sediment control plan.

3. Revise plan to show distance of structures/equipment from property lines.
4. Revise Sheet 6 to include size of all parking per Zoning Regulation (ZR) Section 17.4.10., including any required handicap parking per Building Official.
5. Revise Sheet 7 to include distance of sign from property line. Per Approval of Demonstration Project, item 11, sign shall include a phone number that provides the general public the ability to register questions or complaints 24 hours per day. If this requires an additional sign, indicate location and distance to property line on plan.