

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

October 24, 2023 PZC Meeting  
Prepared by *Meredith Badalucca*, Asst. Planner  
Dept. of Land Use & Development  
on 10/19/2023

**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, Revised October 10, 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. Parking shall meet all requirements of ZR Section 18.
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.