

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

October 24, 2023 PZC Regular Meeting

Prepared by *Liz Burdick*, Director

on 10/24/23

Property Address: 125 Depot Rd (M/B/L 071-007-000), Uncasville, CT
Application: PZ #23SITE9 – Site Plan/Coastal Site Plan Approval.
Applicant(s): KKSH2 LLC (on behalf of Marine Materials LLC
Property Owner(s): Owner: Uncasville LLC & Gateway Montville LLC (Lessee) -
Attorney: Harry B. Heller, Esq., Heller, Heller & McCoy, Agent
Engineer: Site Engineer - Alfred Kovalik, P.E., TPRG LLC
Traffic Engineer – Scott F. Hesketh, P.E., F.A. Hesketh & Associates
Land Surveyor: John U. Faulise, L.S., Boundaries, LLC
Lot Size: 11.92-acres (519,235SF)
Lot Frontage: 125 Depot Road - 590-feet.
Zoning District: Industrial (I), Rte. 32 Overlay Zone (OZ).
Public Water/Sewer: Yes.
Wetlands/Watercourses: No.
Flood Hazard Zone: Yes. The site is located in FEMA Flood Hazard Zone AE11 and "X" per the Flood Insurance Rate Map (FIRM), New London County. Panel 09011C0361J and is tidally influenced.
CAM Zone: Yes.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: Submitted to Land Use Dept. on 9/13/22. Date of Receipt by PZC: 9/26/23.
Decision Required Date: 11/30/23.

EXISTING CONDITIONS: Gateway Terminal Phases 1 (Salt Facility) & 3 (3A & 3B – Material/Cargo Stockpiling). Note: Completed Phase 2 work included all site work for Phase 3A & 3B uses.

PROPOSAL: "Phase 3C" for "Marine Materials Management & Transloading Facility."
Applicant states, "Importing non-hazardous dredged materials by vessel and amending those materials with a cementitious product to stabilize the same and create a structural material suitable for land-based applications in either by truck or by rail depending upon the determination of final disposition. This application is an enhancement of the Phase 3 application for the Gateway project granted by the Montville Planning & Zoning Commission on November 8, 2022 in that it introduces a portable manufacturing process to the site in order to amend the dredged materials for transport and future use."

STAFF RECOMMENDATION: TABLE THE APPLICATION DUE TO PENDING STAFF REVIEW OF NEW INFO.