

**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](mailto:lburdick@montville-ct.org)**

**MEMORANDUM FOR THE RECORD**

November 14, 2023 PZC Regular Meeting

Prepared by *Liz Burdick*, Director

on 11/14/23

**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 to the 12/12/23 regular meeting. The Applicant will have to grant the PZC a minimum 12-day extension of time to make the decision. Outstanding issues with State of CT DEEP LWRD & Solid Waste Divisions shall be addressed prior to any further recommendations.