



Tobin, Carberry, O'Malley, Riley & Selinger, P.C.

43 Broad Street | P.O. Box 58
New London, CT 06320
Tel: (860) 447-0335
Fax: (860) 442-3469
www.tcors.com

September 27, 2024

Hand Delivered

Douglas K. Brush, Chair
Montville Inland Wetlands Commission
310 Norwich-New London Turnpike
Uncasville, CT 06382

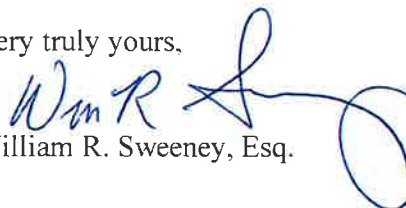
RE: Inland Wetlands Application
Honeycomb Real Estate Partners, LLC
2268 - 2284, Route 32, Uncasville, CT
Our File #8274.270802

Chairman Brush:

I represent Honeycomb Real Estate Partners, LLC ("Honeycomb"), a state-wide developer with offices located in West Hartford, Connecticut. Honeycomb has entered into an agreement to purchase three parcels of vacant land located at 2268 - 2284 Route 32, Uncasville, Connecticut. On behalf of my client, I am submitting an Inland Wetlands Application for regulated activities associated with the development of these parcels for a 57-unit multifamily residential project with paved parking and stormwater management features. Specifically, the Application seeks approval for 432 s.f of temporary and 636 sq. ft of permanent disturbance to an isolated inland wetland area associated with a stormwater outfall along with approximately 9,770 s.f. of permanent disturbance in the associated upland review area.

Enclosed with this letter please find the project site plans, correspondence from the project wetland scientist, and other required materials, including the Application Fee. We would respectfully request that this Application be formally received at the Commission's October 17, 2024 regular meeting. Based on the limited impact of the proposed project and the low functional value of the impacted inland wetland area, we do not believe this application entails a significant activity. As the attorney for this Application, please direct all correspondence to my attention and do not hesitate to contact me if you have any questions or concerns.

Very truly yours,


William R. Sweeney, Esq.

Enclosures