

MEMORANDUM FOR THE RECORD
APPLICATION# 24 IWC 9
REGULAR MEETING – THURSDAY, OCTOBER 17, 2024

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Honeycomb Real Estate Partners, LLC
Property Owner: Samuels Montville, LLC
Address: 2268, 2280 & 2284 Route 32
(Parcel ID: 106-034-000, 106-036-000, 106-035-000), Uncasville
Submitted: September 27, 2024
Date Received by IWC: October 17, 2024 (DRD – December 21, 2024)

Applicant Requests: The applicant is requesting a permit to conduct regulated activities associated with the development of these parcels for a 57-unit multi-family residential project with paved parking and stormwater management features.

Activity Description:

Wetlands on Site	0.026 acres
Wetland Disturbance Area	432 sq ft (temp) 636 sq ft (permanent)
Upland Review Disturbance Area	9770 sq ft

STAFF COMMENTS:

- This Application is for regulated activities associated with the development of three parcels of land located on Route 32 and better known as 2268, 2280, and 2284 Route 32; for the construction of a 57-unit multi-family residential project with paved parking and stormwater management features.
- The Applicant is seeking approval for 432 square feet of temporary and 636 square feet of permanent disturbance to an isolated inland wetland area associated with a stormwater outfall, along with 9,770 square feet of permanent disturbance in the associated upland review area.
- The Applicant states that the wetland areas within 100 feet and streams with 200 feet of the study area were located and flagged by Environmental Consultant/Soil Scientist Thomas Liddy of Lucas Environmental on July 19, 2024.
- The study area consists of 3 parcels totaling approximately 3.4 acres of land, broken down as follows:
 - 1.43 acres, which makes up the southern half of the study area and now known as 2268 Route 32 (Parcel ID: 106-034-000)
 - 1.72 acres, which makes up the northern half of the study area and now known as 2284 Route 32 (Parcel ID: 106-035-000)
 - 0.21 acres, which makes up the area between both of the aforementioned parcels and now known as 2280 Route 32 (Parcel ID: 106-036-000)

- The Applicant's Soil Scientist states that the wetlands located on site are at the bottom of a rocky hillside and were likely formed as a collection of surface outfall flows originating from an upgradient stormwater outfall located on Cedar Lane, to the North of the proposed parcels.
- The Applicant is proposing 432 square feet of temporary impacts to the wetlands relating to minor regrading to allow for off-site stormwater to enter a proposed drainage pipe; 636 square feet of permanent impacts of the wetlands resulting from the proposed construction of a retaining wall and a paved parking lot; and 9,770 square feet of disturbance in the upland review area for grading and additional drainage and paving associated with the proposed site improvements.
- The Applicant's Soil Scientist states that it is his professional opinion that all of the proposed improvements to this site will correct a long-term drainage issue in this immediate neighborhood.

STAFF COMMENTS:

- Town Soil Scientist – The referral for comments was forwarded on October 1, 2024 and comments are still pending.

STAFF RECOMMENDATION:

Staff recommends the IWC receive & review Application 24 IWC 9, set a date for a site walk, if desired and table the application to the November 21, 2024 meeting, pending receipt of comments by the Town Soil Scientist.