

MEMORANDUM FOR THE RECORD
APPLICATION# 24 IWC 9
REGULAR MEETING – THURSDAY, NOVEMBER 21, 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 within 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.
- This application and supporting documents have been referred to the Town Soil Scientist. See attached comments dated October 17, 2024, November 14, 2024 and November 19, 2024. All comments have been addressed.
- In 2007 the IWC approved Application 207 IWC 42 for the filling of 1500 square feet of wetlands located along the northern property line in conjunction with a proposal to construct at 14,700 square foot pharmacy and (2) 3100 square foot restaurant/retail buildings. Certified Soil Scientist Richard Snarski concluded in his narrative of the 2007 Application that he believed that the wetland originated from road drainage from Cedar Lane.
- A site walk was conducted on November 9, 2024 by myself and members of the IWC, as well as Attorney William Sweeney, Tom Liddy Wetland Scientist of Lucas Environmental, Lewis Brown and Steve Caprio from Honeycomb Realty, on behalf of the Applicant.

CONSIDERATION FOR ACTION:

If the Commission is inclined to approve the request of the Applicant for a permit for proposed activity, the following language for a Motion of Approval is suggested:

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 24 IWC 9 – Owner: Samuels Montville, LLC Applicant: Honeycomb Real Estate Partners, LLC, for regulated activities associated with the development of these parcels for a 57-unit multi-family residential project with parking and stormwater management features, per the Application and associated documents dated September 25, 2024. Standard reasons for approval and standard conditions of approval apply.

If the Commission chooses to deny said Application, reasons for denial must be stated.