

MEMORANDUM FOR THE RECORD
APPLICATION# 24 IWC 11
REGULAR MEETING – THURSDAY, JANUARY 16, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Property Owner: 349 Maple Ave, LLC & Rand Whitney Realty, LLC
Applicant: 349 Maple Ave, LLC & Rand Whitney Realty, LLC
Engineering Info: CLA Engineers, Inc.
Address: 375 Maple Avenue (Parcel ID: 031-015-000)
Route 163 (Parcel ID: 031-019-000)
Date Received by IWC: December 19, 2024 (*Decision Required Date – February 22, 2025*)

Applicant Request: The applicant is requesting a permit to conduct regulated activities within the wetlands and upland review area for a proposed trailer storage facility on two parcels on land accessed by Maple Avenue and Robertson Road in Montville.

Activity Description: (Per the Applicant)

Wetland Disturbance Area	9,496 SF
Total Acreage of Wetlands on site	0.22 acres & Rockland Pond
Upland Review Area Disturbance	82,573 SF

STAFF TECHNICAL REVIEW COMMENTS:

1. Application (dated December 16, 2024):
 - a. Please add address for Rand-Whitney Realty, LLC
 - b. Please add a signature of 2nd Applicant and provide Authorization from Applicant to whomever they authorize to act on their behalf.
2. Cover Letter (dated December 16, 2024):
 - a. Please correct the parcel described as “Parcel Route 169” to “Parcel Route 163”.
 - b. Provide a copy of Army Corp of Engineers determination.
3. Wetlands Report letter (dated November 13, 2024):
 - a. Please clarify if the Town of Montville should be considered an Applicant, and if so add it as such.
 - b. Please add 349 Maple Avenue, LLC as 1st Applicant.
 - c. Please correct the name of 2nd Applicant from “Rand-Whitney Recycling, LLC” to “Rand-Whitney Realty, LLC”.
 - d. Please provide a Wetland’s Report from Joseph R. Theroux, if one was done.
 - e. Please correct, throughout the document, the zoning districts described in letter as “R-45 and Industrial (I)” to “R-40 and Industrial (I)”.
4. Stormwater Management Plan (dated December 16, 2024):
 - a. Please correct, throughout the document, “Route 169” to “Route 163”.
 - b. Please correct, throughout the document, to reflect the correct property owner of Route 163 (Parcel ID: 031-019-000).
5. Site Plan:
 - a. Please correct the property address from “135” to “375” Maple Avenue.
 - b. Please correct/add property owner of Route 163 parcel and/or the Town of Montville.
 - c. Please correct/add Rand Whitney Realty, LLC as an Applicant and/or the Town of Montville.
 - d. Please correct the Title Block on all pages to clarify the position of the Town of Montville and/or list as an Applicant.

- e. Please add (under Proposed Development section) the number of acres of disturbance the diversion of the existing 30" storm pipe will entail, removing "XX".

AGENCY COMMENTS:

Town Engineer/Soil Scientist: Pending