

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: 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 of land accessed by Maple Avenue and Robertson Road in Montville.

Activity Description: (Per the Applicant)

Wetland Disturbance Area	4,888 SF
Total Acreage of Wetlands on site	0.19 acres & Rockland Pond
Upland Review Area Disturbance	70,140 SF

STAFF COMMENTS:

- This Application is for regulated activities associated with the development of a trailer storage facility located on two parcels of land accessed by Maple Avenue and the former Robertson Road.
- The site is composed of two parcels currently known as 375 Maple Avenue (Parcel ID: 031-015-000) and Route 163 (Parcel ID: 031-019-000). 375 Maple Avenue consists of approximately 2.94 acres of undeveloped land located on the southwest side of Oxoboxo Brook. The Route 163 parcel consists of approximately 24.6 acres, mostly comprised of Rockland Pond; a manmade pond formed by the damming of Oxoboxo Brook in the early 1900s. The Rockland Pond Dam (CT00242) is owned and maintained by Rand Whitney Containerboard. The parcel is currently developed with a parking lot, electrical building and trailer storage lot for Rand Whitney.
- The proposed development includes the construction of a paved laydown area sufficient to accommodate 61 storage spaces for trailers and a paved driveway with access from Maple Avenue and former Robertson Road. This proposal also calls for the construction of two stormwater quality basins with sediment forebays within the 50' upland review area for Rockland Pond and Oxoboxo Brook.
- The property located at 375 Maple Avenue has a 30" stormwater drain pipe, originating from Maple Avenue and running towards Oxoboxo Brook. This drainage pipe belongs to the Town of Montville. Part of the construction project would include the realigning of the existing pipe and creation a new drainage easement in favor of the Town of Montville.
- The proposed development will disturb approximately 4,888 sq ft (0.19 acres) of a man-made wetland and work is proposed within the regulated area and upland review areas.
- The wetlands were delineated by Joseph Theroux on November 27, 2023. Robert Russo and Molly Ahern re-delineated the wetlands in November of 2024.

STAFF TECHNICAL REVIEW COMMENTS:

All Staff's Technical Review comments dated 12/24/2024 have been addressed with the exception of the following:

1. Site Plan:
 - a. Please correct the property address from "135" to "375" Maple Avenue.
 - b. Please add the property owner of Route 163 parcel.
 - c. Please correct the applicant to Rand Whitney Realty, LLC.
 - d. Please correct the Title Block on all pages to reflect the Applicant only.

The following are additional review comments, based on the revised documents submitted on January 14, 2025. The Applicant must address the following:

1. Stormwater Drainage Report:
 - a. Page #1 – please correct the Parcel IDs for each property.
 - b. Page #1 – please correct the acreage of the Route 163 parcel.
2. Cover letter:
 - a. Page #1 – please review and correct the acreage of the Route 163 parcel.
 - b. Page #1 – please review and/or correct the total acres of disturbance.
3. Application:
 - a. Page #2 – please review and/or correct the total acreage of wetlands on site, wetland disturbance area, and upland review disturbance area.
 - b. Page #3 – please have authorized agent for 349 Maple Ave, LLC sign the Application as "Property Owner if other than Applicant".
4. Site Plan:
 - a. Page #4 - please verify and/or correct the acreage of proposed development.
 - b. Page #7 (Erosion & Sedimentation Control Narrative) – please complete the name of the representative who will be responsible for the E&S Controls.

AGENCY COMMENTS:

- Town Engineer (referred on 12/17/2024): Comments received on 1/2/2025 & 1/14/2025 (see attached). All comments have been addressed.
- Town Soil Scientist (referred on 12/17/2024): Comments received on 1/7/2025 & 1/15/2025. Ian Cole, Professional Soil and Wetlands Scientist states in part, "the proposed activity is significant in the fact it will be relocating a man-made watercourse and will result in the permanent filling of a watercourse it likely will not have a major effect or negative impact due to the nature of the subject feature and the inclusion design features which will replace and/or has the opportunity to enhance the existing functions of the watercourse slated to be relocated." (see attached). All comments have been addressed.

STAFF RECOMMENDATION:

Staff recommends the IWC determine if the activity presented with this Application is considered a significant impact and if so, schedule a public hearing for the February 20, 2025 meeting. Staff would also recommend the scheduling of a site walk.