

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 11
REGULAR MEETING – THURSDAY, JUNE 12, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Owner/Applicant: Rand-Whitney Realty, LLC
Address: 375 Maple Avenue & Route 163, Uncasville, CT
Date of Receipt: June 4, 2025
Date Received by IWC: June 12, 2025 (*DRD – August 16, 2025*)

Applicant Request: Regulated activities in conjunction with the development of a proposed trailer storage facility on property located at 375 Maple Avenue, Montville, Connecticut in conjunction with its ongoing paperboard manufacturing operations at its industrial plant located at Route 163, Montville, Connecticut. The Applicant is also proposing to eliminate the entirety of the intermittent watercourse which has been created by the Town of Montville's unauthorized discharge of stormwater onto the Applicant's property.

Activity Description:

Wetland Disturbance Area	0 sq ft (per Applicant)
Watercourse/Waterbody Disturbance Area	650 LF (per Applicant)
Upland Review Disturbance Area	70,140 sq ft (per Applicant)

STAFF TECHNICAL REVIEW COMMENTS:

- Please revise the Application to provide the correct address for the Property Owner and Applicant. The address should coincide with the Town of Montville Land Records and other submitted supporting documents.
- Please provide a copy of the jurisdictional determination of the Army Corp of Engineers.
- Please provide a copy of the Drainage Easements and/or Rights to Drain in favor of the Town of Montville for review and approval by the Town Attorney.

STAFF COMMENTS:

- This Application is for regulated activities in conjunction with the development of a proposed trailer storage facility on property located at 375 Maple Avenue, Montville, Connecticut in conjunction with its ongoing paperboard manufacturing operations at its industrial plant located on Route 163, Montville, Connecticut. The Applicant is also proposing to eliminate the entirety of the intermittent watercourse which has been created by the Town of Montville's discharge of stormwater onto the Applicant's property.
- The Applicant, Rand-Whitney Realty, LLC is the owner of (2) adjacent parcels of land located at 375 Maple Avenue (Parcel ID: 031-015-000) and Route 163 (Parcel ID: 031-019-000); containing approximately 27.54 acres on the North side of Maple Avenue. The sites are largely undeveloped, with approximately 13 acres being a watercourse styled Rockland Pond. Both parcels are zoned Industrial.
- The Applicant proposes to improve the property located at 375 Maple Avenue to provide additional trailer storage capacity and in conjunction therewith proposes to reroute an intermittent watercourse created by stormwater discharge.

- The inland wetland boundary was delineated by Joseph Theroux, Certified Forester/Soil Scientist and Robert Russo, Certified Soil Scientist with CLA Engineers, Inc. between November 2023 and November 2024.
- There are (2) regulated areas of wetland hydrology on the project site. The first regulated area is the 13 acres watercourse and pond area comprised of Oxoboxo Brook and Rockland Pond. No work is proposed within this watercourse, but a portion of the area proposed to be developed is within the 50' upland review area. The second regulated area is a small, less than 1 acre, man-made channelized intermittent watercourse in the northeast corner of 375 Maple Avenue. The channel formed as a result of the discharge of stormwater from a 30" storm pipe, being an outlet of a closed drainage system capturing stormwater on Sharp Hill Road and Carol Drive.
- The Applicant proposes an extension of a 30" drain pipe originating from Maple Avenue towards Oxoboxo Brook, the construction of a paved parking area and industrial driveway within and around the small man-made intermittent watercourse, disturbing a total of 9,496 sq ft and finally the construction of (2) stormwater quality basins with sediment forebays within the 50' upland review area of Oxoboxo Brook and Rockland Pond. These stormwater quality basins will accommodate the re-routed drainage, as well as the stormwater runoff which will be generated by the proposed new parking area on the Applicant's property.
- The Applicant has submitted to the Army Corp of Engineers for their jurisdictional determination, no response had been received as of the time of submission of this Application.
- The Applicant agrees to grant valid Drainage Easements and/or Rights to Drain in favor of the Town of Montville.
- Proposed work will require (6) months with additional grow in time for the grass lined swales and stormwater basins as depicted on the Plan.

STAFF RECOMMENDATION:

Staff recommends the IWC receive and review Application 25 IWC 11, set a date for a site walk (if desired), determine if the activities presented in this Application are "significant" and table the application to the July 17, 2025 meeting.

****If the Commission feels that the activities presented in this Application are significant, a Motion to schedule a Public Hearing will need to be made.**

If the Commission would like to schedule a site walk, a Motion is set forth below:

MOTION “A” (to set a site walk and continue to the next meeting)

I make a Motion to set a Site Walk for Application 25 IWC 11 – 375 Maple Avenue (Parcel ID: 031-015-000) and Route 163 (Parcel ID: 031-019-000) Uncasville, CT – Applicant/Owner: Rand-Whitney Realty, LLC for regulated activities in conjunction with the development of a proposed trailer storage facility and the elimination of an intermittent watercourse created by stormwater discharge, on _____ at _____ a.m / p.m. and to continue this Application until the next regularly scheduled meeting of July 17, 2025.

If the Commission does **NOT** want to schedule a site walk, a Motion is set forth below:

MOTION “B” (to continue to the next meeting)

I make a Motion to continue Application 25 IWC 11 – 375 Maple Avenue (Parcel ID: 031-015-000) and Route 163 (Parcel ID: 031-019-000) Uncasville, CT – Applicant/Owner: Rand-Whitney Realty, LLC for regulated activities in conjunction with the development of a proposed trailer storage facility and the elimination of an intermittent watercourse created by stormwater discharge until the next regularly scheduled meeting of July 17, 2025.