

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 11
REGULAR MEETING – THURSDAY, JULY 17, 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 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 COMMENTS IN REVIEW:

- 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 states that the relocation of the stormwater drainage system on its property will alleviate infiltration of groundwater into the municipal sewer line which is also located on the undeveloped property.
- The Applicant agrees to grant a valid easement to 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.

NEW STAFF COMMENTS:

- On June 26, 2025 myself and Assistant Planner Meredith Badalucca conducted site visit and took photos of the site as it currently exists. Page #5 of the attached Inspection Report shows the area of the wetlands and Page #6 shows the current location of the drainage pipe as it currently sits.
- On July 14, 2025 final comments were received from Ian Cole, Certified Soil Scientist on behalf of the Town of Montville, a copy of which is attached hereto. Mr. Cole states in part, "while the proposed activity is significant in the fact it will be relocating a man-made watercourse and will result in the permanent filling or a watercourse it likely will not have a major effect or negative impact due to the nature of the subject feature and the inclusion of design features which will replace and/or has the opportunity to enhance the existing functions of the watercourse slated to be relocated." He also states that being that this Application was referred to the United States Army Corps of Engineers and based on prior experience, the jurisdictional determination can take up to a year or more to receive a formal ruling; "if the commission approves the application to allow the project to move forward with a Planning and Zoning application the Project will still need to secure all applicable state and federal regulatory approvals prior to Construction."

CONSIDERATIONS 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:

MOTION - (to Approve)

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 25 IWC 11 – 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, per the application and associated documents dated June 2, 2025 and Plan titled: “Site Improvement Plan Proposed Trailer Storage Facility 375 Maple Avenue / Route 163, Town of Montville, Connecticut prepared for Rand-Whitney Realty, LLC, dated June 2, 2025 Revised July 11, 2025.”; with the following conditions, per the approved Plan:

1. Invasive plant control within the areas of plantings between Basin #1 and the pond shall take place for two (2) years following the year of plan implantation (ie, years 1 and 2), following the procedures promulgated by the CT DEEP’s Connecticut Invasive Plant Working Group (CIPWG), and/or the nature conservancy.
2. The Ecologist/Wetlands Professional will prepare an annual report and provide it to the Commission by November 30 of each year.
3. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Inland Wetlands Commission.

Standard reasons for approval and standard conditions of approval apply.

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

****Once all discussions pertaining to the Application have been completed, a Motion to Close the Public Hearing is required, prior to a Motion to Approve or Deny:**

MOTION – (Close the Public Hearing)

I make a Motion to Close the Public Hearing for Application #25 IWC 11 – 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.

Town of Montville Inspection Report

Date: 6/26/2025 Inspection Type: Choose an item.

MS4/ Erosion and Sediment Control Inspection Yes No

Location: 375 Maple Avenue Map/Lot/Block: 031-015-000

Parties Present Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Stacy Radford
Meredith Badalucca
[Click here to enter text.](#)
[Click here to enter text.](#)
CZC Approved Yes No

Comments/Observations

Did a site inspection in accordance with pending IWC and PZC Applications.

Town of Montville Inspection Report



Town of Montville Inspection Report



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Town of Montville Inspection Report



Current location of
drainage pipe

Town of Montville Inspection Report



Town of Montville Inspection Report



Town of Montville Inspection Report



Town of Montville Inspection Report





Ian Cole, LLC

Professional Registered Soil Scientist / Professional Wetland Scientist

PO BOX 619

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Itcole@gmail.com

860-514-5642

July 12, 2025

Ms. Stacy Radford
Zoning & Wetland Officer
Department of Land Use & Development
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

**Re: 25 IWC11 – 375 MAPLE AVE
TRAILER STORAGE FACILITY**

Dear Ms. Radford and Commission Members:

On behalf of the Town of Montville, I coordinated review efforts with Boundaries LLC for the above referenced wetland application. I completed a site visit last year on January 3, 2024, for the previous 2024 Trailer Storage Facility application that was withdrawn, and I have reviewed the current June 2025 revised site plans and updated wetland application materials to construct a new trailer storage facility by the Rand-Whitney Company at 375 Maple Avenue. I offer the following comments for the Town of Montville Inland Wetland Commission consideration relating to assessing the significance of impacts to the regulated areas.

The following June 2025 documents were reviewed:

- Inland Wetlands Application.
- Project Cover Letter.
- Stormwater Management Plan.
- Wetland Delineation Report.
- Site Improvement Plan, 375 Maple Avenue/Route 163, Town of Montville, Connecticut 06382, Prepared for 349 Maple Ave. LLC, 410 Maple Avenue, Montville, Connecticut 06382, Dated 6-2-2025
- Town of Montville Inland Wetlands and Watercourse Regulations (October 19, 2017)

- Staff Comments 6-12-2025
- Revised Application 6-20-2025

The following comments or questions are based on a site visit completed on January 3, 2025, discussions with Boundaries, LLC, town staff and the above documents:

In concept, the proposed June 2025 Trailer Storage Facility is substantially similar to the 2024 application with the notable difference in how the relocating of the man-made watercourse that is discharged from Sharp Hill will be redirected through the proposed development. The previous application proposed to pipe the drainage around the development, and the revised 2025 application now takes a more direct linear route under the middle of the site. The applicant has incorporated all previous environmental and wetland related comments and includes all previously requested Best Management Practices (BMPs) including requested plantings & vegetation management to protect the wetland resources both during construction and long-term.

As with the previous application, the 2025 submittal is a significant activity on the bases of the Town of Montville's definition of a "Significant Activity" in that the relocation of the Sharp Hill Drainage will require filling a man-made intermittent watercourse is a significant activity, as the proposal is significantly changing the dynamics of the watercourse, albeit one that is man-made. It should be acknowledged that while 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 of design features which will replace and/or has the opportunity to enhance the existing functions of the watercourse slated to be relocated.

It is my opinion that the applicant has provided satisfactory information for the commission to make both a determination of significance and has the necessary wetland related information to make a ruling on the application.

The Project has formally requested a Jurisdictional Determination (JD) from the United States Army Corps of Engineers (USACE). It has been my experience that the JD process can take upwards of 1 year or more to receive a formal ruling from the USACE. I would suggest to the commission that the USACE JD process is a separate regulatory process and should not delay the local permit approval process. If the commission approves the application to allow the project to move forward with a Planning and Zoning application the Project will still need to secure all applicable state and federal regulatory approvals prior to Construction.

In closing, while 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 of design features which will replace and/or has the opportunity to enhance the existing functions of the watercourse slated to be relocated.

In my professional opinion the proposed regulated activities:

1. Should not result in an adverse impact to Rockland Pond or Oxoboxo Brook;
2. Are consistent with and satisfy the statutory factors for consideration provided by Section 22a-41 of the Connecticut General Statutes; and
3. Are consistent with and satisfy the criteria for consideration provided by the Town of Montville's Inland Wetlands and Watercourses Regulations.

If you have any questions or comments, please do not hesitate to contact me at itcole@gmail.com or (860) 514-5642.

Sincerely,



Ian T. Cole
Professional Registered Soil Scientist
Professional Wetland Scientist #2006