

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 19**  
**REGULAR MEETING – THURSDAY, AUGUST 21, 2025**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Owner/Applicant:** Fluid Line Products, LLC  
**Address:** 179 Gallivan Lane (048-016-000), Uncasville  
**Date of Receipt:** August 12, 2025  
**Date Received by IWC:** August 21, 2025 (*DRD – October 25, 2025*)

**Applicant Request:** Regulated activities within the upland review area for a modification to a previously approved site development plan to include a proposed new industrial building.

**Activity Description:**

|   |                                   |
|---|-----------------------------------|
| <b>Wetland Disturbance Area</b>               | <b>0 sq ft (per Applicant)</b>    |
| <b>Watercourse/Waterbody Disturbance Area</b> | <b>0 LF (per Applicant)</b>       |
| <b>Upland Review Disturbance Area</b>         | <b>9000 sq ft (per Applicant)</b> |

**STAFF COMMENTS:**

- This Application is for regulated activities in conjunction with the development of a proposed new industrial building in an area that is presently utilized as a paved outdoor storage area. The proposed building will be utilized as rental space, which will potentially contain multiple start-up businesses.
- The site consists of approximately 10.16 acres located in the Light Industrial zoning district with about 239 feet of frontage onto Gallivan Lane. The site contains approximately 4 acres of wetlands and is currently developed with a 48,000 sq ft industrial building with a lawn area and impervious areas such as driveways and parking lots.
- The Applicant proposes to develop the existing paved area to the east of the parcel with a 19,840 sq ft warehouse building with required parking. As part of this proposed development, the Applicant proposes to include a temporary sedimentation basin in accordance with the 2024 CT Guidelines for Soil Erosion & Sedimentation Control, which will ultimately become a permanent water quality basin in accordance with the CT 2024 Stormwater Quality Manual.
- The inland wetlands boundary was delineated by Robert Russo, Certified Soil Scientist in November of 2024. The Wetlands Report indicates that Stony Brook Stream runs through the wetlands along the northern and western parts of the site and there is a 500 year floodplain, as determined by FEMA, also associated with this Stream.
- The Wetlands Report also indicates that the proposed disturbance would be limited to 9,000 sq ft of upland review area for the removal of an existing chain linked fence and pavement and the construction of water quality basins.

**AGENCY COMMENTS:**

- Town Soil Scientist – The referral for comments was forwarded on August 14, 2025 and comments are still pending.

**STAFF RECOMMENDATION:**

Staff recommends the IWC receive Application 25 IWC 19, set a date for a site walk (if desired), and table the application to the next regularly scheduled meeting on September 18, 2025.

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 19 – 179 Gallivan Lane (Parcel ID: 048-016-000), Uncasville, CT – Owner/Applicant: Fluid Line Products, LLC for regulated activities within the upland review area for a modification to a previously approved site development plan to include a proposed new industrial building, on \_\_\_\_\_ at \_\_\_\_\_ a.m. / p.m. and to continue this Application until the next regularly scheduled meeting on September 18, 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 19 – 179 Gallivan Lane (Parcel ID: 048-016-000), Uncasville, CT – Owner/Applicant: Fluid Line Products, LLC for regulated activities within the upland review area for a modification to a previously approved site development plan to include a proposed new industrial building, until the next regularly scheduled meeting on September 18, 2025.