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September 7, 2025

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

**Re: 25IWC19**  
**APPLICANT: FLUID LINE PRODUCTS LLC**  
**ENGINEER/ REPRESENTATIVE: GREEN SITE DESIGN LLC**  
**179 GALLIVAN LANE**  
**PROPOSED INDUSTRIAL BUILDING REVIEW**

Dear Ms. Radford and Commission Members:

On behalf of the Town of Montville, I completed a review of the above referenced wetland application. On September 4, 2025, I completed a site visit to field verify the subject site plans and investigate the existing conditions of the proposed re-development. I offer the following comments for the Town of Montville Inland Wetland Commission consideration relative to assessing the significance of impacts to the regulated areas.

The following documents were reviewed:

- Inland Wetlands Application 8-6-25.
- Project Cover Letter 8-6-25.
- Stormwater Drainage Report 7-2025.
- Wetland Delineation Report 8-7.
- Proposed Industrial Building Site Plan -179 Gallivan Lane, Town of Montville, Connecticut 06382, Prepared for Fluid Line Products LLC Dated March 2025.
- Town of Montville Inland Wetlands and Watercourse Regulations (October 19, 2017).

### **PROPOSED ACTIVITIES**

The proposed development will override an existing bituminous paved parking area that is currently utilized as an outdoor storage area. The proposed plans call for re-developing the existing paved surface to host a +/- 20,000 SF warehouse building, associated parking and a stormwater management system. The plans will not directly impact any inland wetlands or watercourse boundaries. To accommodate the stormwater management system the proposal will remove an existing 40 foot-wide strip of pavement which will be replaced with a vegetated sediment forebay and water quality basin. The removal of the pavement and construction of the stormwater management system will take place within the 50-foot upland review area. The overall disturbance will be 9,000 SF of Upland Review Area, but it should be highlighted this “disturbance” will be reducing overall impervious area by replacing the pavement with the stormwater treatment basins. Stormwater runoff from the paved impervious surfaces will be directed to the proposed water quality basin where it will be stored and renovated prior to being released back to the wetlands. Soil testing has been completed to validate the stormwater design.

### **COMMENTS**

The following comments or questions are based on a site visit completed on September 3, 2025, and a review of the above documents:

For context it is important to note that perimeter of the wetland is largely comprised of a thickly vegetated native shrub layer, and the wetland community along the flagged boundary exhibits classic red maple swamp vegetation, while the interior of the wetlands are ecologically impacted by a near mono-culture stand of Phragmites that dominates the bulk of the wetlands system (See Photo 4). Furthermore, the site is not located in a sensitive Public Water Supply, Aquifer Protection Area or CTDEEP NDDDB wildlife area that could potentially host state listed species of concern. The site is a habitat island fragmented by the surrounding highway system.

1. I have field reviewed the wetland boundary as identified and flagged by Mr. Robert Russo and I am in general agreement with the wetland boundary as flagged in the field and depicted on the subject site plans.
2. The plans and the wetland report dated 8-7-25 calls for a row of mulch backstopped by haybales which is sufficient as a double row of sediment barrier where construction activity is located within 50 feet of the limit of inland wetlands per the DEEP Construction General Permit. If haybale are to be used, to mitigate the spread of invasive species consideration should be given to only using inert straw conservation bales that do not contain seed heads. Additionally, the use of erosion and sediment control blankets should not use any nylon material in wattles/erosion control blankets as they can more easily trap herptiles and small animals.
3. The clearing limits should be verified and presented clearer on the site plans, particularly on the west side of the building where there is proposed grading and where soil will be temporarily stockpiled during construction in close proximity

to the 50-foot URA. The grading should coincide with the limits of disturbance, and consideration should be given to extending E&S controls in this area as needed.

4. The drainage report states the water quality forebay will remain dry for most of the time, while the plans call for seeding the forebay with a wetland mix seed mixture that prefers prolonged wet conditions. If appropriate, consideration should be given to using a New England Erosion Control / Restoration Mix for Detention basins, and/or New England Conservation / Wildlife Mix which may do better in the anticipated dryer conditions of the sediment forebay. The proposed wet mix is appropriate for the water quality basin which will be more persistently wet.
5. The plans call for installing a total of 20 - 18" tall Shadbush shrubs. To promote a better self-sustaining buffer and ecotone the shrub size should be increased to 3-4' tall shrubs so the planting zone has more vigor and are not easily outcompeted by natural recruitment.

In closing the proposed activities will not directly impact any regulated wetland or watercourse. The proposed activities in the 50-foot Upland Review Area should not have a major effect or negative impact due to the nature of the wetland and the inclusion of design features which will reduce both impervious surface and runoff. In my professional opinion, with the inclusions of the above recommendations, the regulated activities:

1. Should not result in an adverse impact to the wetlands or Stony Brook;
2. Should maintain pre-development functions and values
3. Are consistent with and satisfy the statutory factors for consideration provided by Section 22a-41 of the Connecticut General Statutes; and
4. 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](mailto:itcole@gmail.com) or (860) 514-5642.

Sincerely,



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

**WETLAND SITE REVIEW PHOTOS**

**PROVIDED BY IAN COLE, LLC**

**SEPTEMBER 3, 2025**

**PROPOSED INDUSTRIAL  
BUILDING**

**179 GALLIVAN LANE**

**MONTVILLE**



Photo 1: Proposed area to be modified / re-developed.



Photo 2: Wooded area downhill of existing bituminous pavement slated to host the proposed stormwater quality basins.



Photo 3: General frequently flooded forested conditions along the wetland boundary.



Photo 4: General conditions in the interior of the wetland and along Stony Brook.

*Wetland Delineations*

*Wetland Evaluations*

*Soil Evaluations*



Photo 5: General wooded upland conditions on the wooded west side proposed development.