

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 19
REGULAR MEETING – THURSDAY, SEPTEMBER 18, 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:

Wetland Disturbance Area	0 sq ft (per Applicant)
Watercourse/Waterbody Disturbance Area	0 LF (per Applicant)
Upland Review Disturbance Area	9000 sq ft (per Applicant)

STAFF COMMENTS IN REVIEW:

- 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. Comments were received on September 9, 2025 and forwarded to the Applicant for response. On September 12, 2025 the Applicant provided responses to the September 9, 2025 comments and a revised Site Plan. On September 17, 2025 final comments were

received from the Town Soil Scientist indicating that “All environmental comments have been appropriately addressed by the applicants engineer and soil scientist. I have no further comments.”

- Town Engineer – The referral for comments was forwarded on September 10, 2025. Comments were received on September 13, 2025 and forwarded to the Applicant on September 15, 2025. Response was received on September 15, 2025 and on September 17, 2025 final comments were received from the Town Engineer indicating that “The revised documents address the review comments of September 13, 2025.”

NEW STAFF COMMENTS:

- A site walk was conducted on Wednesday, September 17, 2025 at 5:30 p.m. Chairman Brush and Commissioner LeClair were in attendance on behalf of the IWC and Kyle Lynch, Soil Scientist of CLA Engineers, Inc.; on behalf of the Applicant was also in attendance.

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:

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 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, per the Application and associated documents submitted on August 12, 2025 and plan titled, “Proposed Industrial Building 179 Gallivan Lane, Montville, CT, dated March 2025 and revised September 15, 2025.”

Standard reasons for approval and standard conditions of approval apply.

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