

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 22**  
**REGULAR MEETING – THURSDAY, SEPTEMBER 18, 2025**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Owner/Applicant:** Andrew Petrowski  
**Address:** 69 Fitch Hill Road (062-036-000), Uncasville  
**Date of Receipt:** September 5, 2025  
**Date Received by IWC:** September 18, 2025 (*DRD – November 22, 2025*)

**Applicant Request:** Regulated activities within the upland review area for a modification to a site development plan to include the relocation of water quality basins.

**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>0 sq ft (per Applicant)</b>

**STAFF COMMENTS:**

- This Application is for regulated activities within the upland review area for a modification to a site development plan to include the relocation of water quality basins.
- The Applicant received approval from this Commission on June 15, 2023 for a temporary disturbance within the upland review area in conjunction with the proposed site development of proposed warehousing facilities at 69 Fitch Hill Road in Uncasville.
- The original approval was for the construction of Permanent Water Quality Basin #1, which was within the 50' upland review area and the Permanent Water Quality Basin #2 which was outside of the URA.
- On March 6, 2025 the Applicant, through his Engineer, Ellen Bartlett of Green Site Design LLC contacted the Land Use Department inquiring about the change in size of the Permanent Water Quality Basin #1. Due to the fact that there would be no additional change to the temporary disturbance of the URA; this was Administratively Approved through the Planning & Zoning Commission on March 24, 2025.
- According to the Applicant, once construction was complete, it was determined that the location of Permanent Water Quality Basin #1 had shifted southerly approximately 15 feet into the upland review area; which now creates a permanent disturbance to the upland review area.
- Additionally, Permanent Water Quality Basin #2 had been raised in order to allow same to drain properly, resulting in extra grading within the upland review area.
- Certified Soil Scientist Robert Russo has inspected both of these permanently constructed basins and it is his opinion that "they have not directly impacted wetlands". Mr. Russo also states that "the basins are currently stable and have established vegetation that inhibits erosion and provides stormwater treatment. In their current configuration, they are serving their intended purpose." "Re-constructing the basins to the approved configuration would require additional soil disturbance. New disturbance to soils that are becoming vegetatively stable would heighten the chances of erosion and sedimentation into the wetland."

- In light of the above, the Applicant is requesting that the original approval of June 15, 2023 be modified to accept the new locations of both basins.

**AGENCY COMMENTS:**

- Town Engineer/Soil Scientist – The referral for comments was forwarded on September 8, 2025. Comments were received back on September 9, 2025 and were forwarded to the Applicant’s Engineer for response. A response was received on September 12, 2025, along with a Basin Comparison and revised Site Plan. All were forwarded to Town Engineer/Soil Scientist for his additional review and comments, which were received on September 13, 2025 (a copy of which are attached hereto).

**STAFF RECOMMENDATION:**

Staff recommends the IWC receive Application 25 IWC 22, set a date for a site walk (if desired), and table the application to the next regularly scheduled meeting on October 16, 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 22 – 69 Fitch Hill Road (Parcel ID: 062-036-000), Uncasville, CT – Owner/Applicant: Andrew Petrowski for regulated activities within the upland review area for a modification to a site development plan to include the relocation of water quality basins, on \_\_\_\_\_ at \_\_\_\_\_ a.m. / p.m. and to continue this Application until the next regularly scheduled meeting on October 16, 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 22 – 69 Fitch Hill Road (Parcel ID: 062-036-000), Uncasville, CT – Owner/Applicant: Andrew Petrowski for regulated activities within the upland review area for a modification to a site development plan to include the relocation of water quality basins, until the next regularly scheduled meeting on October 16, 2025.

**From:** [Stacy Radford](#)  
**To:** [Stacy Radford](#)  
**Subject:** FW: 25IWC22 - 69 Fitch Hill Rd  
**Date:** Monday, September 15, 2025 8:51:54 AM

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**From:** David McKay <dmckay@boundariesllc.net>  
**Sent:** Saturday, September 13, 2025 1:02 PM  
**To:** Stacy Radford <sradford@montville-ct.org>  
**Cc:** Ellen Bartlett <ebartlett@greensitedesignllc.com>  
**Subject:** RE: 25IWC22 - 69 Fitch Hill Rd

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Good afternoon Stacy,

Based on the additional information provided on September 12, the field modifications to the stormwater management system meet the intent of the approved site plans. As noted in Robert Russo's letter, the site was disturbed prior to construction and the additional disturbance within the upland review area will be vegetated and stabilized and should not have a negative effect on the surrounding inland wetlands.

Please let me know if you have any questions or need additional information.

Thank you!  
Dave

David C. McKay, P.E.

**Boundaries L.L.C.**

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