

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 23
REGULAR MEETING – THURSDAY, SEPTEMBER 18, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Owner/Applicant: Uncasville Property, LLC
Address: 2227 Route 32 (103-092-000), 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 the redevelopment of the site for a mixed-use building.

Activity Description:

Wetland Disturbance Area	0 sq ft (per Applicant)
Watercourse/Waterbody Disturbance Area	0 LF (per Applicant)
Upland Review Disturbance Area	1,500 sq ft (per Applicant)

STAFF COMMENTS:

- This Application is for regulated activities within the upland review area for the redevelopment of the site for a mixed-use building.
- The property is located just North of Leo Street and just to the East of Route 32. Currently there are (3) small commercial buildings with impervious areas such as parking lots. It is located on approximately 1.1 acres with less than .5 acres of wetlands in total on site.
- The Applicant proposes to demo the existing buildings on site and construct a 6,723 sq ft building with parking lots and concrete walkways surrounding the commercial building, along with the construction of a temporary sedimentation basin which will ultimately become a permanent water quality basin and forebay. All of this activity is proposed within the 50' upland review area.
- The Applicant states there are (2) regulated areas of wetlands on the property. One is a wetland on the northern part of the site and is man-made and fed by (2) storm water pipes. The second wetland area is on the southeastern part of the site and is naturally occurring and feeds into Shantok Brook, which flows into the Thames River and eventually makes its way to Long Island Sound.
- The Applicant states that “while designing the proposed development on site, direct wetland impacts were avoided completely.” Most of the activity is proposed outside of the wetlands however, there will be some clearing close to the edge of the wetlands and the Applicant proposes plantings to restore some of the upland habitat.
- The wetlands were delineated by Robert Russo in June of 2025.

AGENCY COMMENTS:

- Town Soil Scientist – The referral for comments was forwarded on September 8, 2025 and comments are still pending.
- Town Engineer – The referral for comments was forwarded on September 10, 2025. Comments were received on September 15, 2025 and forwarded to the Applicant for response (a copy of which is attached hereto).

STAFF RECOMMENDATION:

Staff recommends the IWC receive Application 25 IWC 23, 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 23 – 2227 Route 32 (Parcel ID: 103-092-000), Uncasville, CT – Owner/Applicant: Uncasville Property, LLC for regulated activities within the upland review area for the redevelopment of the site for a mixed-use building, 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 23 – 2227 Route 32 (Parcel ID: 103-092-000), Uncasville, CT – Owner/Applicant: Uncasville Property, LLC for regulated activities within the upland review area for the redevelopment of the site for a mixed-use building, until the next regularly scheduled meeting on October 16, 2025.



Boundaries LLC
179 Pachaug River Drive
P.O. Box 184
Griswold, CT 06351
T 860.376.2006 | F 860.376.5899

www.boundariesllc.net

September 13, 2025

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

**Re: 25IWC23 – Uncasville Property, LLC
2227 Route 32
Montville, CT
Site Plan and Stormwater Management Report Review**

Dear Ms. Radford,

Per your request Boundaries, LLC. has completed a review of the site plans and stormwater management report for the proposed light industrial re-development located at 227 Route 32 (Map 103 Lot 092-000) prepared by Green Site Design, LLC. This review is intended to evaluate compliance of the plan with the requirements of the Town of Montville Inland Wetlands and Watercourses Regulations.

The following documents were received as part of the application package:

- Inland Wetlands Application.
- Stormwater Management Report.
- Wetland Delineation Report.
- Site Plan for Proposed Retail & Residential Project, 2227 Norwich-New London Turnpike, Uncasville, Connecticut, Prepared for Uncasville Property, LLC, June 2025.

This proposal provides stormwater management where none existed previously. This proposal will be an improvement over existing conditions. The following comments or questions are based on the above documents:

General

- Please submit a signed copy of the application.
- Please submit the CT DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form if not included in application package previously.



- Please submit abutter's list if not included in application package previously.

Stormwater Report

- Please verify the reference to the area of wetlands on the property in the first paragraph.
- Please verify the elevations called for in the narrative describing conversion of the sediment trap to the permanent stormwater basin on page H-4.
- Please provide justification for the selected exfiltration rate noted on the Pond Report from the stormwater modeling results. The Stormwater Quality Manual recommends 0.52 inches per hour for Hydrologic Soil Group B soils.
- Please confirm that the weir dimensions noted in the Pond Reports from the stormwater modeling results match the callouts on the plans.

Site Plans

- Please correct the callouts for the elevations of the sediment forebay called out on Sheet 3.
- Please provide sizing for the proposed roof drain.
- Please confirm the desired elevation for the drainage system. The elevations of the flared end section and some of the upgradient drains are currently called out below the bottom of the sediment forebay. Ensure that adequate cover is maintained over the drains within the parking lot.
- Please evaluate the proposed grading near the Leo Street curb cut. It appears that runoff will flow out of the curb cut into Leo Street based on the contours, which is not consistent with the Stormwater Report/drainage area maps.
- Please define the disturbed area mix seeding called out on Sheet 5.
- Please consider a conservation type seed mix for the stormwater basin given its proximity to the wetlands (reference Note 13 on Sheet 7).
- Please update the level spreader detail so the dimension between the top of berm and top of riprap match the callout. Please identify the interior and exterior sides of the basin for clarity during construction. Please confirm the size of riprap between the details and the plans.
- Please confirm the size of the riprap called for in the Modified Riprap Splash Pad Detail. Please confirm splash pad dimensions with the plan callouts.
- Please update the property owner information called out in the operation & maintenance notes on Sheet 7.
- Please provide details regarding the proposed habitat plantings referenced in the wetlands report summary.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.

