



Ian Cole, LLC

Professional Registered Soil Scientist / Professional Wetland Scientist

PO BOX 619

Middletown, CT 06457

Itcole@gmail.com

860-514-5642

September 29, 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 Norwich-New London Turnpike (AKA. Rte. 32)
 Montville, CT
 Site Plan and Wetland Review**

Dear Ms. Radford and Commission Members:

On behalf of the Town of Montville, I completed a field visit on September 15, 2025; to observe the existing on-site conditions. I also reviewed the updated site plans and wetland application materials to re-develop 2227 Norwich – New London Turnpike with a new mixed use commercial / residential building, associated parking, utilities, landscaping and stormwater management system. The objective of this review was to evaluate the Wetland Boundary and on-site jurisdictional inland wetland and watercourse resources with respect to impacts from the proposed activities as well as compliance of the proposed development with the requirements of the Town of Montville Inland Wetland and Watercourse Regulations. I offer the following comments for the Town of Montville Inland Wetland Commission consideration.

The following documents were reviewed:

- Inland Wetlands Application.
- Stormwater Management Report, revised September 22, 2025
- Wetland Delineation Report.

- Site Plan for Proposed Retail & Residential Project, 2227 Norwich-New London Turnpike, Uncasville, Connecticut, Prepared for Uncasville Property, LLC, revised September 22, 2025.
- Boundaries LLC, Site Plan and Stormwater Management Review letters dated September 13, and September 25, 2025.
- Applicant's comment response letter
- Abutter list
- Town of Montville Inland Wetlands and Watercourse Regulations (October 19, 2017)

The following comments are based on a site visit completed on September 15, 2025, and the above documents:

I have reviewed the wetland boundary in the field as identified and flagged by Soil Scientist; Mr. Robert Russo, and I am in agreement with the wetland delineation of the regulated wetland boundaries.

The revised application now includes appropriate plantings between the stormwater basin and wetland boundary on the east side of the site. These additional tall shrub plantings coupled with the updated basin seed mixes are appropriate for the site.

The wetland boundary along the east side of the site is largely free of invasive species. Due to the proximity of proposed activities consideration should be given to providing a monitoring plan to ensure no invasive species are propagated along the wetland boundary where they currently do not exist. Notable individual plants of Knotweed and patches of mugwort in the uplands were observed intermittently throughout the property and have the potential to propagate these and other sun-loving invasive plant species as the tree canopy will be completely removed and replaced with low-growing vegetation.

The wetland report highlights wildlife is an important function of the on-site wetlands, particularly the eastern wetland associated with Shantok Brook. Particularly in this area, if the use of erosion and sediment control blankets are to be implemented on the 3:1 slope the contractor should not use any nylon material in either wattles or erosion control blankets as they can more easily trap herptiles and small animals. Pending site stabilization all non-biodegradable erosion and sediment controls should be removed so they do not pose a barrier to wildlife movement.

Boundaries LLC's has stated for the record the September 22, 2025, site plans have addressed engineering and zoning related comments. The proposed site improvements have no direct wetland impacts. The site fully utilizes all upland areas available for development including most of the 50-foot upland review area.

While the proposed activity use all the available uplands at this site, roughly half of the project area is currently developed and covered with impervious surfaces. The site is not located in a sensitive Natural Diversity Data Base area, nor is the site within a aquifer protection area. The site is sewered so discharge of soluble nitrates into the groundwater will not be an issue. While the northern wetland is very close to the development it is important to acknowledge the northern side of the isolated man-made urbanized wetland similarly directly abuts a retaining wall that supports the Fairfield Marriott hotel site developed in 1999.

In my professional opinion, with the project's inclusion of these additional recommendations, the proposed regulated activities:

1. Should not result in an adverse impact to the wetlands or Shantok Brook;
2. Are consistent with and satisfy the statutory factors for consideration provided by Section 22a-41 of the Connecticut General Statutes; and
3. 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 or (860) 514-5642.

Sincerely,



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

WETLAND REVIEW SITE PHOTOS

IAN COLE, LLC

SEPTEMBER 15, 2025

2227 NORWICH – NEW LONDON TURNPIKE

UNCASVILLE



Photo 1: Example of the northern wetland behind the proposed building.



Photo 2: Example of the vegetated buffer that will be left in place around the northern wetland.



Photo 3: Example of the wetland boundary on the east side of the site.



Photo 3: wooded uplands and portion of the 50-foot upland review area that will be clear-cut.

Wetland Delineations

Wetland Evaluations

Soil Evaluations



Photo 4: Vegetated eastern half of the site that will host the proposed parking lot & stormwater basin.



Photo 5: General developed conditions on the western half of the site, these structures will be demolished and removed from the site.