

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 23
REGULAR MEETING – THURSDAY, OCTOBER 16, 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 IN REVIEW:

- 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, comments were received on September 29, 2025 and forwarded to the Applicant for response.
- 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. The Applicant providing response to comments on September 22, 2025, along with revised Drainage Calculations and a revised Site Plan. The Town Engineer providing additional comments on September 25, 2025.

- The Applicant provided a response to all comments on October 8, 2025, as well as a revised Site Plan; which were provided to the Town Soil Scientist and Town Engineer who both provided final comments on October 9, 2025 that all previous comments had been addressed.

NEW STAFF COMMENTS:

- No new comments.

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 #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, per the Application and associated documents submitted on September 5, 2025 and plan titled, “Proposed Retail & Residential Project 2227 Norwich-New London Turnpike, Uncasville, CT, dated June 2025 revised 10/7/2025.”

Standard reasons for approval and standard conditions of approval apply.

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