

MEMORANDUM FOR THE RECORD
APPLICATION# 26 IWC 5
REGULAR MEETING – THURSDAY, MARCH 19, 2026

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant/Property Owner: NNI Horizon View LLC
Address: 2268-2284 Rte 32 (Parcel IDs: 106-034-000, 106-035-000, 106-036-000), Uncasville, CT
Submitted: March 13, 2026
Date Received by IWC: March 19, 2026 (*DRD – May 23, 2026*)

Previously permitted activities: A permit to conduct regulated activities within the wetlands and upland review area for the development of a 57-unit multi-family residential project; in accordance with Plan entitled: “Site Plan for Redevelopment of Horizon View 2268-2284 Route 32 – Montville, CT dated 10/25/2024.”

Activity Description:

Wetlands on Site	0.026 acres
Wetland Disturbance Area	432 sq ft (temp) 636 sq ft (permanent)
Upland Review Disturbance Area	9770 sq ft

STAFF COMMENTS:

- An Inland Wetland Permit was approved by this Commission on November 21, 2024; a copy of the Permit is attached hereto and I have a copy of the approved Plan.
- On March 10, 2026 I received a copy of an update to the approved Plan, specifically Sheet C-2 Grading and Drainage Plan, received by the WPCA concerning a change to the proposed water and sewer connection on site. In review of the provided Sheet, it was determined that there were changes proposed that should be brought to the IWC for a request for modification.
- Staff was in contact with the Applicant and on March 13, 2026 an Application for modification, a narrative and Sheet C-2 Grading and Drainage Plan dated September 25, 2024 revised March 13, 2026 were submitted.
- The Applicant states that there were some revisions to the approved Plans for various reasons and specifically sets them out in the narrative dated March 13, 2026.
- The Applicant states that the “modifications are minor in nature and have no impacts to the previously approved paved area and/or disturbance within the upland review area.”
- The Application and supporting documents were forwarded to Robert Russo, Certified Soil Scientist of CLA on March 16, 2026. Comments were received and provided to the Applicant (see attached).
- On March 17, 2026 the Applicant provided a revised narrative, pursuant to the Town Soil Scientist’s comments, to include “Please note that the above modifications have NO CHANGE to the previously approved square footage of wetland or upland review areas

being impacted.” This revised narrative was forwarded to the Town Soil Scientist for his review and he indicated that all previous comments had been addressed and there were no further comments.

AGENCY COMMENTS:

- Town Soil Scientist – The referral for comments was forwarded on March 16, 2026. Comments were received back and forwarded to the Applicant who provided their response on March 17, 2026. Final comments were received indicating that all previous comments had been addressed and there were no further comments.

STAFF RECOMMENDATION:

Staff recommends the IWC receive Application 26 IWC 5, set a date for a site walk (if desired), and continue the application to the next regularly scheduled meeting on April 16, 2026.

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 #26 IWC 5 – 2268-2284 Route 32 (106-034-000, 106-035-000, 106-036-000) Uncasville, CT – Owner/Applicant: NNI Horizon View LLC; modification of Application #24 IWC 9 for the development of three parcels for 57 unit multi-family building, on _____ at _____ a.m. / p.m. and to continue this Application until the next regularly scheduled meeting on April 16, 2026.

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 #26 IWC 5 – 2268-2284 Route 32 (106-034-000, 106-035-000, 106-036-000) Uncasville, CT – Owner/Applicant: NNI Horizon View LLC; modification of Application #24 IWC 9 for the development of three parcels for 57 unit multi-family building, until the next regularly scheduled meeting on April 16, 2026.

TOWN OF MONTVILLE
Inland Wetlands Commission
310 Norwich-New London Turnpike
Uncasville, Connecticut 06382
Phone: (860) 848-6779
Email: sradford@montville-ct.org

INLAND WETLANDS PERMIT: 24 IWC 9
ISSUANCE DATE: November 21, 2024
PROPERTY ADDRESS: 2268, 2280, 2284 Route 32 (Parcel IDs: 106-034-000, 106-036-000, 106-035-000)
OWNER: Samuels Montville, LLC
APPLICANT: Honeycomb Real Estate Partners, LLC

This authorization refers to your application to conduct regulated activities within upland review areas, inland wetlands and/or watercourses in the Town of Montville.

The Inland Wetlands Commission reviewed your application with regard to Sections 22a-41 of the General Statutes and Section 10 and or Section 6 of the Montville Inland Wetlands and Watercourse Regulations.

Based on this review, the Commission finds that the proposed work is in conformance with the above regulations and **APPROVED** the following activities:

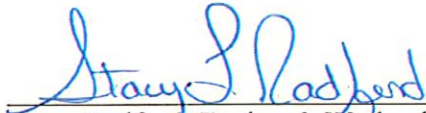
Owner: Samuels Montville, LLC Applicant: Honeycomb Real Estate Partners, LLC, for regulated activities associated with the development of a 57-unit multi-family residential project, located at 2268-2284 Route 32, Uncasville, CT per the Application and associated documents dated September 25, 2024 and revised on October 25, 2024.

Standard Conditions of Approval apply as follows:

- ❖ Authorized representatives of the Town may enter at reasonable times to conduct on-site inspections or routine maintenance.
- ❖ The permittee shall notify the Inland Wetlands Officer prior to the commencement of work and upon its completion.
- ❖ If the authorized activity is not completed on or before the expiration date, said activity shall cease, and if not previously revoked, extended or renewed this permit shall be null and void. **IT IS THE APPLICANT'S RESPONSIBILITY TO APPLY FOR A RENEWAL AT LEAST 65 DAYS PRIOR TO AFOREMENTIONED EXPIRATION DATE.**
- ❖ All work and regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.

- ❖ This authorization is not transferable unless written consent of the Inland Wetlands Commission is obtained.
- ❖ In evaluating this application, the Commission has relied on information provided by the applicant; if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be revoked.
- ❖ The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance contact the Wetlands Officer in the Land Use & Development Department. The permittee shall immediately inform the department of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
- ❖ No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed or stored within 50' of any wetland or watercourse on or off site unless specifically authorized by this permit.
- ❖ This permit is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Montville, and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, or local laws or regulations pertinent to the property or activity affected hereby.
- ❖ All sediment and erosion control measures shall remain in place and be maintained until all disturbed areas are stabilized. **TIMELY IMPLEMENTATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES ARE A CONDITION OF THIS PERMIT.**

BY:



Stacy Radford, Zoning & Wetlands Officer
Agent for the Montville Inland Wetlands Commission

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

March 16, 2026

Town of Montville
Inland Wetlands Commission
ATTN: Douglas K. Brush, Chair
310 Norwich-New London Tpke
Uncasville, CT 06382

RE: Peer Review – IW#24.02.02
Horizon View
2268-2284 Route 32
Montville, CT
CLA #7873C

To the Commission:

CLA Engineers, Inc. (CLA) has reviewed a revised plan and application for the referenced site. The information includes

1. An Inland Wetlands and Watercourses Application dated 3/12/26
2. A narrative letter dated March 13, 2026, from R.J. O'Connell & Associates Inc.
3. A Grading and Drainage plan prepared by R.J. Connell & Associates Inc., revised to 3/13/26

The applicant should submit a letter indicating if there is more, less, or the same amount of disturbance to the inland wetland and the upland review zone and if any proposed stormwater drainage system modifications will impact wetlands. CLA notes that the impacts appear substantially the same as the approved plans.

Very truly yours,

CLA Engineers, Inc.

Robert C Russo

Robert C. Russo

CSS

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 Montvale Ave., Suite 201
phone 781-279-0180

Stoneham, MA 02180
fax 781-279-0173

March 13, 2025

Updated and Reissued 3/17/26

Meredith Badalucca, Assistant Planner
Town of Montville
310 Norwich-New London Tpke.
Uncasville, CT 06382

Regarding: Minor Modification to the Site Plans
Inland Wetlands Commission
2268-2284 Route 32
Horizon View
Montville CT

Dear Meredith:

RJ O'Connell & Associates, Inc. is pleased to submit what we believe to be some minor modifications to the Grading & Drainage Plan (C-2) as follows:

Grading and Drainage Drawing C-2:

- Updated some of the subsurface system observation manhole rims based on the final riser locations and added two new drain manholes to the two 30" lines running from the subsurface system to the on-site basin. These manholes were needed, because the 30" pipes could not be physically connected to the observation risers of the system.
- The modifications include the extension of an 8" pipe to a new catch basin with curb and rip rap swale. This drain line extension was added to help prevent any potential impacts to the proposed transformer and electric/data services in this area of the site. The underdrain pipe size detail has also been updated to be 8" as requested. Please note that the approved watershed stay the same and hence these updates will have no impact on the drainage calculations previously approved.
- The revisions dated 6/16/25 and 9/26/25 are associated with the Department of Housing (DOH) review of the approved plans. The Revision #5 "Permit Set" dated 6/16/25 was added to formalize the submission to the DOH and included no updates to the approved Grading and Drainage plan. The Revision #6 Dated 9/26/25 included adding a limit of work line between the DOT work vs the on-site work.
- As you are aware the revision dated 10/8/26 moved the proposed sidewalk connection to the existing ramp to be on site vs within the DOT right of way.

Please note that the above modifications have NO CHANGE to the previously approved square footage of wetland or upland review areas being impacted.

As part of this filing attached are 14 copies and one original of the Inlands Wetlands Application, four full size and 14 - 11 x 17 plans. Once we hopefully receive formal approval from the Inland Wetlands, we will work with you and submit two sets of the updated plans for the Town's files.

As always please call if you have any questions/comments.

Sincerely,
RJO'CONNELL & ASSOCIATES



Roy Smith
Vice President

cc: Stephen Caprio
Lewis Brown
William Sweeney