PUBLIC EXHIBIT LIST
Inland Wetlands Commission Public Hearing June 18, 2020

Public Exhibits:

1. Letter from Offices of Conway, Londregan, Sheehan & Monaco, PC representing the City of New London and City of New London Water dated 6/16/2020
2. Letter From Michelle and Andrew Giroux dated 6/15/2020
3. Letter from Richard and Michelle Madore dated June 10, 2020
4. Letter from George W. Stanley dated July 9, 2020
5. Letter from Captain Peter Dargel dated July 9, 2020

CONWAY, LONDREGAN, SHEEHAN & MONACO, P.C.

ATTORNEYS AT LAW
38 HUNTINGTON STREET, P.O. BOX 1351
NEW LONDON, CONNECTICUT 06320-1351
(860) 447-3171 / Fax (860) 444-6103
www.conwaylondregan.com

KEVIN W. CONWAY *OF COUNSEL*
FRANCIS T. LONDREGAN (1935-2008)
THOMAS J. LONDREGAN ⚖
MICHAEL W. SHEEHAN ⚖
RALPH J. MONACO * ⚖
BRIAN K. ESTEP + †
JEFFREY T. LONDREGAN ⚖
ERIC J. GAROFANO

BRIAN K. ESTEP
bestep@clsmlaw.com
⚖ ADMITTED TO US SUPREME COURT
* BOARD CERTIFIED TRIAL ATTORNEY
† ALSO ADMITTED IN NY
+ ALSO ADMITTED IN PA

June 16, 2020

Town of Montville
Inland Wetlands Commission
310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: 219IWC6-1499 & 1505 Hartford Pike (Rte. 85) (Map 5, Lot 23A & 24A)
Applicant: Deer Run Stable, LLC — Owner: Asif Choudhry
Our File #21000.19.43

Dear Members of the Commission:

This office represents the City of New London and the City of New London Water and Water Pollution Control Authority ("WWPCA"). This letter is in opposition to the application submitted by Deer Run Stable, LLC.

Underground storage tanks are prohibited in the watershed area as indicated in the Montville Zoning bylaws. This property is located on the edge of the New London watershed area bordered by Route 85. In order for the project to be accepted by the New London WWPCA, it must be proven by the developer that this property does not contribute to the New London watershed area both from a groundwater and surface water perspective, as this could significantly affect water quality.

Lake Konomoc is the City's main water supply and would be negatively impacted by a fuel spill and uncontrolled runoff. The water supply serves 60,000 people and contamination would be an environmental disaster.

In the event that this application is approved, it is requested that special precautions must be taken to avoid any contamination. For example, double-walled tanks encased in concrete retaining units with written guarantees of quarterly testing. The testing of the tanks is of great concern to the City of New London as they age. The City would also request that a time frame for replacement be made part of any approvals. In addition, the applicant should be required to immediately notify the City of New London in the event of any possible release of contaminants.

In addition to protection from a potential fuel spill, additional precautions must be taken regarding stormwater runoff and regarding treatment of site runoff. Based on the potential for contamination to the watershed, significant increased stormwater retention and treatment should be considered for this site. It is requested that the proposed permanent maintenance schedule be revised to required a more stringent cleaning and inspection protocol. For example, the property should be swept and cleaned more than twice a year. The catch basin sumps and the oil water separators should be inspected a least quarterly, not twice yearly. Furthermore, the owners should be required to provide timely reports to the Town and to the City of New London WWPCA regarding the results of these inspections.

We appreciate Montville's continued effort to protect the New London Watershed.

Respectfully submitted,

Brian K. Estep

BKE/dle
CC: Attorney Harry B. Heller

June 15, 2020

Andrew & Michelle Giroux
1503 Hartford New London Tpke
Oakdale, CT 06370

Town of Montville
Inland Wetlands Commission
310 Hartford New London Tpke
Uncasville, CT 06382

RE: 219IWC6-1499 & 1505 Hartford New London Tpke (Route 85) (Map 5 Lot 23A & 24A)
Applicant: Deer Run Stable, LLC. Owner: Asif Choudhry

Dear Commissioners:

While the proposed development of the area would be "aesthetically pleasing to the eye" the development does come with the concerns we have voiced at a previous Inland Wetlands meeting.

We are still very concerned about possible leaking of gasoline from storage tanks into Davis Pond where we have enjoyed fishing and swimming for 22 years. We would hold the owner/developer 100% responsible if there were such a leak.

Sincerely,

Andrew & Michelle Giroux

Andrew & Michelle Giroux

June 10, 2020

Richard & Michelle Madore
Hartford New London Tpke
Oakdale, CT 0637

Town of Montville
Inland Wetland Commission
310 Hartford New London Tpke
Uncasville, CT 06382

RE:219IWC6-1499 & 1505 Hartford New London Tpke (Route 85) (Map 5 Lot 23A & @4A)
Applicant: Deer Run Stable, LLC. Owner: Asif Choudhry

Dear Chairman:

I hope you are doing well and staying safe.

I fully support this project as we need something in this area that facilitates the basic needs of the residents of this town. Regarding the concerns of an underground leakage, new technology has been established preventing any leakage from taking place. I have seen gas stations located in aquaflood zones, such as the recent Costco building in Niantic. Due to the electron line leak detectors, gas is unable to leak through those tanks. Compared to Costco this project is in a safer location.

Back in the 1980's the insulation for the tanks were poorly supervised. MTBE and Benzene gas were used to contaminate the water. However today, the change to Ethanol gas has made the environment safer. Moreover double Fiberglass tanks have become a requirement for gasoline stations by DEP. These tanks are good for 40 years and will be placed very far from the wetland and diesel island on the location.

I would really appreciate it if you would approve this site. It will bring a great change in our community. Thank you!

If there are any other questions, please call us on 860-639-3136

Kind regards,

Richard Madore

Richard & Michelle Madore

George W. Stanley
21 simpson Ln
Oakdale CT, 06370

Town of Montville Inland Wetlands and Watercourses Commission
Attn: Mrs. Colleen Bezanson, Assistant Planner
310 Norwich-New London Turnpike
Uncasville, CT 06382

RE: Application of Deer Run Stable, LLC for re-development of properties at 1499 & 1505 Hartford- New London Turnpike (Route 85), Montville Connecticut for a gasoline/ convenience store facility

Dear Commissioner:

I apologize I did not get a letter in for the public hearing soon enough of the wetland and watercourse commission meeting. I believe I heard that the public hearing is still continuing and I have a few comments to make. I highly favor this project and urge the board to approve it as we need a decent convenience store that accommodates the necessities of the town people. I am living in Oakdale and I am excited to see new development that will improve our town.

Thankyou for taking my insight into consideration. If you have any questions, please contact me.

Kind regards,

George W. Stanley

RECEIVED
JUL 9 2020
By