



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



STAFF REPORT

APPLICATION# 26 IWC 13

REGULAR MEETING – THURSDAY, SEPTEMBER 17, 2026

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Honeycomb Real Estate Partners
Property Owner: NNI Horizon View LLC
Address: 2280 Rte 32 (Parcel ID: 106-036-000), Uncasville, CT
Submitted: September 14, 2026
Date Received by IWC: September 17, 2026 (*DRD – November 21, 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	372 sq ft (temp) 696 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 and modified on March 19, 2026.
- On July 22, 2026 Staff conducted a site inspection and noted some significant erosion in the area that the off-site drainage enters this property. In speaking with the Construction Manager, he indicated that he was working on a potential fix.
- On August 13, 2026 the Construction Manager submitted a sketch entitled “Offsite Drainage Rip Rap Sketch SK-11 dated August 13, 2026”. He indicated that they would like to place large stones with a large berm at the top of the rip rap to dissipate the water flow. Staff had discussions with the Town Engineer who indicated that he felt that this was an appropriate fix but that it would become a “permanent disturbance” versus a “temporary disturbance” as was previously approved and would require a modification.
- On September 14, 2026 the Applicant submitted an Application for “Minor Modification to the Site Plans”. The Applicant states they are proposing to update “the section of inland wetlands along the northern property line by adding a stone rip rap swale after observing major erosion caused by the stormwater runoff from the offsite watershed.” “The erosion led to the sediment trap at the bottom of the slope to be clogged and not function properly. To avoid this issue in the future we are proposing the installation of a

stone rip rap swale complying with the State of Connecticut DOT “Supplemental Specifications for Roads, Bridges, Facilities and Incidental Construction” section M12.02 which will modify approximately 60 SF +/- of previously temporary disturbed wetland area to become permanently disturbed wetland area.”

- The Application and supporting documents were forwarded to the Kyle Haubert, Professional Engineer and Kyle Lynch, Soil Scientist of CLA on September 15, 2026. Comments were received on September 16, 2026 which read “We see the problem they are having and have reviewed the submitted documents. Their fix is appropriate and have no additional comments on their application materials.”

AGENCY COMMENTS:

- Town Engineer/Soil Scientist – The referral for comments was forwarded on September 15, 2026. Comments were received on September 16, 2026 indicating in part that the “their fix is appropriate.....”.

CONSIDERATIONS FOR ACTION:

If the Commission is inclined to approve the request for modification of the Applicant for the previously issued 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 number 26 IWC 13 – 2280 Route 32 (106-036-000) Uncasville, CT – Applicant: Honeycomb Real Estate Partners, Owner: NNI Horizon View LLC; for a modification of Application #24 IWC 9 for the development of three parcels for a 57 unit multi-family building, per the Application and associated documents submitted on September 14, 2026 and plan entitled, “Grading and Drainage Plan Horizon View Montville, CT dated September 25, 2024 revised September 11, 2026.”



Photo of area of erosion taken by Staff on July 22, 2026