

17.6.1 Any proposed structures and uses shall be designed and located on the property so that there will be adequate access for emergency vehicles.

**The development was designed to allow adequate access for emergency vehicles**

17.6.2 The streets serving the proposed use shall be adequate to safely carry the vehicular traffic generated by the proposed activity, and there will be provisions for entrance and exit points which will not create a traffic hazard or undue traffic congestion.

**The street serving the proposed use (Enterprise Lane) can adequately carry the vehicular traffic generated by the site.**

17.6.3 All proposed traffic access ways are adequate, but not excessive in number; adequate in width, grade, alignment, and visibility; adequate in distance from street intersections, places of public assembly and other access ways; adequate in design for other similar safety considerations.

**The entrance to the site was designed to be adequate in width, grade, alignment, and visibility; and adequate in distance from the intersection of Enterprise Lane and Lakewood Drive, or any other access ways. A truck turning radius plan was submitted for the project.**

17.6.4 Adequate off-street parking and loading spaces shall be provided to prevent on- street traffic congestion and the interior circulation system shall provide safe and convenient access to all required off-street parking.

**There is an adequate number of off street parking spaces provided to prevent on street traffic congestion. The proposed onsite parking count meets the requirements of the zoning regulations. Parking calculations have been provided on sheet 2 of the site plan.**

17.6.5 The general landscaping of the property shall comply with the appropriate sections of these Regulations; existing trees will be preserved to the maximum extent possible; and parking and service areas shall be suitably screened at all seasons of the year from the view of adjacent residential districts.

**The landscaping of the site was designed to comply with the towns regulations and preserve as much of the existing landscaping as possible. There are no residential districts adjacent to this site.**

17.6.6 Lighting from the installation of outdoor lights and illuminated signs will be properly shielded so that such lighting does not adversely affect abutting property or public streets.

**Outdoor lighting will not adversely affect abutting properties or public streets.**

17.6.7 Development of the property should preserve to the maximum extent possible sensitive environmental land features such as areas of steep slopes, wetlands, large bedrock outcrops, scenic views and historically significant features.

**There are no sensitive land features present on the site.**

17.6.8 The proposed site plan should be in general conformance with the intent of the Montville Plan of Conservation and Development.

**The proposed site plan is for a manufacturing use within an existing industrial park and is in conformance with the intent of the Montville Plan of Conservation and Development.**

17.6.9 In those cases where a development proposal must be reviewed by other local, state, and federal agencies, the Commission will give due consideration to any report(s) presented to it by these agencies.

**Site plan has been reviewed and approved by Uncas Health and New London Public Utilities.**

17.6.10 The Commission may require a bond estimate as part of the submission of a site plan application, which estimate shall separately state the cost for public improvements to be conveyed to or controlled by the Town; and erosion and sedimentation control measures. All aspects of bond posting, release, and administration shall be governed by Section 15.4 of these Regulations.

**An erosion and sediment control bond estimate has been provided.**