



70 Essex Street, Unit 2C, Mystic, CT 06355 ■ Phone: 860-536-7390

July 6, 2023

Planning & Zoning Commission
Town of Montville
310 Norwich New London Tpke
Uncasville, CT 06382

Re: Planning and Zoning Commission – 2040 Route 32 Gas Station/ Convenience Store Town
WPCA Comments

In response to the email dated June 14, 2023 regarding the subject property we have developed the following point by point response:

1. As discussed on the phone yesterday the proposed gas station 2040 Rt 32 has the water and sewer crossing Rt 32 there are a lot of utilities in this area that they would have to cross we would rather see the utility connections made off of Podurgiel Ln. Also, the retention pond location is right on top of our water and sewer mains. Need to find a new location for pond. Attached is a GIS photo showing rough location of our mains.
- Upon reviewing your concerns, we have made crucial adjustments to our plan. We are now showing the existing water and sewer main easement on the plan set and the A-2 survey. This update is meant to provide a more accurate representation of the existing infrastructure and ensure that our plans are fully aware of and compatible with these utilities.
Regarding the location of the retention pond, we have heeded your advice and resized the detention basin to be located outside the limits of the water and sewer easement. This has been done to ensure we do not interfere with your water and sewer mains. Despite the resizing, I assure you that the flow rates and volumes are still lower than the existing rates, thus ensuring optimal functionality and compliance with relevant regulations. (See the drainage report)
In terms of utility connections, we have opted to connect to the water and sewer by running down the frontage of our property along Route 32. The connections

will be made to the water and sewer main beneath the sidewalk in the state right of way. This approach avoids the congested utility area you've highlighted while ensuring we have the necessary access to water and sewer services. This detailed arrangement is clearly shown on Sheet 4 of 8 in the updated plan set.

If you have any questions or require anything further, please let us know at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nathaniel Fleming', with a stylized, cursive script.

Nathaniel Fleming