



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

July 12, 2023

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

Re: Planning and Zoning Commission - Section 17.6 Site Plan Reviewing and Bonding

Section 17 (Site Plans):

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 vehicle. – **Our design ensures adequate access for emergency vehicles. This has been thoughtfully considered during the planning process.**

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 the entrance and exit points which will not create a traffic hazard or undue traffic congestion. – **Reference to our traffic report, the driveways we're proposing can safely accommodate the expected traffic from our activity. We've made provision for entry and exit points that won't cause any traffic hazards or excessive congestion.**

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. – **Again, as stated in the traffic report, all our proposed traffic access ways are not excessive in number but sufficient in all aspects, such as width, grade, alignment, and visibility. They are suitably distanced from intersections, public assembly areas, and other access ways, prioritizing safety considerations.**

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. – **We have included adequate off-**

street parking and loading spaces in our plan to avoid on-street traffic congestion. The internal circulation system is designed for safe and easy access to all off-street parking.

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. – **Our landscaping plan is compliant with the appropriate sections of these Regulations. We aim to preserve existing trees as much as possible and screen parking and service areas from adjacent residential districts throughout the year.**

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. – **The installation of outdoor lights and illuminated signs will be conducted so they are properly shielded. This is to ensure that lighting does not adversely affect neighboring properties or public streets.**

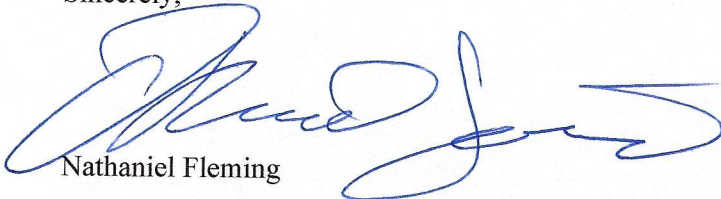
17.6.7 Development of the property should preserve to the maximum extent possible sensitive environmental land features such as areas of steep slopes, wetlands, large bedrock outcrops, scenic views and historically significant features. – **Our development plan prioritizes the preservation of sensitive environmental land features, including areas of steep slopes, wetlands, large bedrock outcrops, scenic views, and historically significant features.**

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 aligns 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. – **We are committed to cooperating with all necessary local, state, and federal agencies. We welcome and value their input and will give due consideration to any report(s) they present to us**

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", is written over the printed name.

Nathaniel Fleming