



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 – 2040 Rout 32 Gas Station/ Convenience Store Town
Planner Comments

In response to the Memorandum dated May 4, 2023 regarding the subject property we have developed the following point by point response:

Town Planner Comments, Liz Burdick 5/4/2023

1. Any substantive changes to the proposed site improvements may require additional review/approval by the Montville Inland Wetlands & Watercourses Commission. – **Noted.**
2. The 2/22/23 SWPPP & 3/28/23 SWPPP Petroleum Addendum shall be strictly adhered to and shall be conditions of any favorable approval. – **Noted.**
3. The 3/15/23 Stormwater Summary states, in part, “The post development flows and volumes are lower than pre-development conditions in all storms. There will be no impacts to the down-gradient wetlands. Additionally, it is our professional opinion that there will be no adverse impact to the adjacent downstream properties.” I would like to note that said summary does not detail any of the conditions noted in said statement. Revise summary to include. – **Should you require further elaboration or specific information, kindly delineate the precise areas of interest you wish to explore.**

4. The 7/6/22 Traffic Study provided the following “Summary of Findings and Recommendations”:

- A left-turn lane into the site is proposed on Route 32 by lengthening the existing left-turn lane onto Podurgiel Lane. A queueing analysis was conducted to ensure adequate storage would be available for these site trips and the southbound left turns onto Hyatt Place Drive.
- The driveway ingress should be placed approximately 105 – 110 feet south of Podurgiel Lane measured from centerline to centerline to accommodate the Route 32 left-turn lane.
- Sightlines were measured to be sufficient for CTDOT ISD criteria.
- No notable impacts to levels of service at the study intersections are expected to be caused by the development.
- Based on our analysis, it is our opinion that the surrounding roadway system will be able to accommodate new traffic that would be generated by the new development.

State of Connecticut Dept. of Transportation (CTDOT) review & approval is required for any proposed work in the CT Rout 32 State Right of Way. Preliminary approval shall be submitted prior to any favorable approval for this application. – **The State Department of Transportation is currently reviewing us. All feedback and correspondence will be directed to the town for examination.**

5. The 2/9/23 Underground Storage Tank plan shall be reviewed and approved by the Fire Marshal and/or Building official. – **Noted.**
6. Plan review comments:

Cover Sheet:

- a. 3/27/23 comments reference “General Comments.” Are said comments from Town staff? Please advise. – **Addressed.**
- b. “Subject Parcel Information” block shall be revised to state “Uncasville” (v. Montville) and show on cover sheet only. – **Addressed.**
- c. Show Planning & Zoning Commission approval block on cover sheet only and relocate to the right lower corner of the plan (ZR Sec. 17.4.21). – **Addressed.**
- d. The access driveway to Montville Commons/Home Depot to the west of “Occum Lane” is shown as a continuation of such road. Please remove reference on all sheets. – **Addressed.**

Section 4.11.10 (Gasoline Filling Stations and Convenience/Gasoline Sales Establishments):

- a. 4.11.10.3. Revise plan to show distances from fuel pumps to street line on plan and in zoning compliance table. Revise plan to show a suitably landscaped and screened area a minimum of 10-feet wide or a six-foot high, stockade type, wooden fence with the finished side facing the residential district to be maintained between the site and adjacent residential lot. – **Addressed on sheets 3 & 8 of 8.**
- b. 4.11.10.6 Revise to add canopy and pump lighting detail and proposed lighting illumination plan to sheet 6 of 7 Lighting Plan. – **Added on sheet 6 of 8.**

Section 11 Commercial-2 (C-2) District:

- a. Show building height in zoning compliance table. – **Added to sheet 3 of 8.**

Section 17 (Site Plans):

- a. 17.3.1 (GIS) Digital data in accordance with this section shall be submitted to the Zoning Officer prior to issuance of a zoning permit to start work. – **The town will receive the ACAD file before construction begins.**
- b. 17.4.8 Revise plans to show any proposed vacuum or air stations and/or propane filling stations locations or the like. – **Added on sheet 3 of 8.**
- c. Show any outside retail storage or display areas or add note to plan “There will be no outside storage.” – **Note added on sheet 3 of 8.**
- d. 17.6.1-9 (Site Plan Reviewing and Bonding). Address this section of the Zoning Regulations in writing. – **Attached.**
- e. 17.6.10 A sediment and erosion control bond estimate shall be submitted for review & approval by the Town Engineer. – **Attached.**

Section 18 (Off-Street Parking):

- a. 18.2.1 Show parking space detail (regular & handicap) and handicap sign detail. – **Added to sheet 8 of 8.**
- b. 18.3.6 Revise Parking Requirements table to clarify as follows:

Required Parking:

5 spaces per 1000SF Gross Floor Area (4960SF/1000)	24.8 spaces
Deduct 12 pump parking spaces	12.8 spaces
1 space per 2 employees	13.8 spaces
1 space per vacuum facility	(?)
1 space per air facility	(?)
1 space per 3 interior tables	(?)
1 Van accessible handicap space	(1)
Total Required Parking	(?)
Provided	16 spaces, inc.
handicap space	

- **Parking table updated on sheet 3 of 8. There will be no interior tables.**

- c. 18.7 (Surface of Parking Areas) – Show detail for parking areas, curbing, aprons, etc. – **Added to sheet 8 of 8.**
- d. 18.8.10 New sidewalks shall be constructed per Town of Montville Road Standards & Improvement Details. Revise plan to show. – **Added to sheet 8 of 8.**
- e. 18.10 (Property Maintenance) Add note to plan. – **Note added on to sheet 6 of 8.**
- f. 18.13 (Markings) Show entrance & exit signage with opposite side “Do Not Enter” or “Do Not Exit” locations & details. Show drive-through directional signage location/detail. Show drive-through menu board location/detail. Show pavement markings identifying drive-through. – **Added to sheet 3 of 8.**
- g. 18.14 All lighting shall be proposed in accordance with this section. – **All Lighting is in accordance with section 18.14.**
- h. 18.16 Landscaping.
 - 18.16.1- Confirm plan complies with this section. – **Plan confirms to section 18.16.1. Approximately 10.2% of the lot area is landscaped.**
 - 18.16.2- Add the following note to the plan: All planted and landscaped areas shall be maintained continuously by the owner of the property. All trees required to be planted in landscaped areas shall be at least six-feet in height at the time of the planting. – **Note added to sheet 6 of 8.**

Section 19 (Signs):

- a. Show freestanding sign detail. – **Added to sheet 7 of 8.**
- b. Add note to plan that states all signage shall comply with Section 19 of the Montville Zoning Regulations. – **Note added to sheet 3 of 8.**
- c. All site signage shall require an approved zoning permit prior to installation. Signage locations shall be identified in the field by a Licensed Land Surveyor prior to installation. – **Note added to sheet 3 of 8.**

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

Sincerely,



Nathaniel Fleming