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July 18, 2023

Town of Montville
Planning Department
310 Norwich-New London Turnpike
Montville, CT 06382

RE: Site Plan
69 Fitch Hill Road

An application is being submitted by Andrew Petrowski for a site development plan proposing warehousing facilities. The site was previously developed as a gravel excavation site, with areas of previous excavation, stockpiles, and cleared land. The project site is proposed to be developed with three new warehouse buildings. Building 1 will be for A&B Excavation. Buildings 2 and 3 will be rental space, each of which will potentially contain multiple start-up businesses.

At the south end of the site, adjacent to Fitch Hill Road, is an existing building. A building addition is proposed for this building, which will contain office space for A&B excavation, together with rental office space and storage space.

The site is zoned Light Industrial, and consists of 33.9 acres. There are approximately 8.9 acres of wetlands on the site. No work is proposed within the wetlands or the 50 foot upland review area.

In accordance with Section 17.6.1 all proposed structures and uses shall be designed and located on the property so that there will be adequate access for emergency vehicles.

In accordance with Section 17.6.2 the Town road, Fitch Hill Road serving the proposed use shall be adequate to safely carry the traffic generated by the proposed

project. A traffic report has been provided and a turning radius plan onto Fitch Hill Road has been provided to address these issues.

In accordance with Section 17.6.3 the access driveway for the project is 24 feet wide, allowing for 2 way traffic. The grades and alignment are typical for this use, with grades not exceeding 6%. The centerline of access drive onto Fitch Hill Road is 200 feet from the centerline of Old Fitch Hill Road, the closest intersection.

In accordance with Section 17.6.4 parking has been provided on-site in accordance with the parking requirements of the Zoning Regulations.

In accordance with Section 17.6.5 a planting plan has been provided which provides buffer plantings to the adjacent neighbors.

In accordance with Section 17.6.6 All lighting on the project will be fully shielded to not impact the neighboring properties.

In accordance with Section 17.6.7 the project has been designed to protect the wetlands on the site.

In accordance with Section 17.6.8 the proposed development is in general conformance with the intent of the Montville Plan of Conservation and Development and is an allowed use by the Zoning Regulations.

In accordance with Section 17.6.9 the project the only other review is by Uncas Health District and we already submitted their first review. Will submit their final review once they have reviewed these final plans.

In accordance with Section 17.6.10 A revised E & S bond has been submitted for review by the Town's consultant engineer. No public improvements are proposed.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional