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July 21, 2023

Ms. Liz Burdick
Director, Land Use and Development Department
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

**Re: 23SITE7 – A&B Excavation
69 Fitch Hill Rd & Leffingwell Rd
Montville, CT
Site Development Plan and Stormwater Management Report Review**

Dear Ms. Burdick,

Per your request Boundaries, LLC. has completed a review of the revised site development plans and stormwater management report dated July 12, 2023 and received July 20, 2023 for the proposed commercial development located at 69 Fitch Hill Road and Leffingwell Road prepared by Green Site Design, LLC.

The design engineer has prepared a revised layout for the front parking lot and provided a turning movement demonstration for an exiting vehicle turning right out of the site as requested. I have the following comments regarding the reconfigured front parking area:

- The exiting vehicle is shown as crossing the centerline of both the parking lot aisle and the site entrance in order to complete the maneuver. I agree with the design engineer that the majority of the vehicles will leave the property by turning left towards Route 82, however, there is the possibility that a vehicle could turn right out of the property while a vehicle is entering creating a conflict in the site entrance.
- The edge of the parking spaces at the easterly end of the parking lot are now approximately 3.5 feet from the existing edge of pavement of Fitch Hill Road creating the potential for the overhang of a vehicle to be very close to the edge of Fitch Hill Road. This could become an issue during snow plowing on Fitch Hill Road and does not leave much of a clear zone between traffic and parked vehicles.
- The orientation of the front parking area does not leave space for stacking of an exiting vehicle in the site driveway.



- Upon further review of the parking for the front building, it also appears that the dumpster enclosure may create a sight line issue for vehicles backing out of the lower parking spaces into the driveway.

The items mentioned above do not appear to specifically conflict with the quantitative requirements of the Zoning Regulations or the Road Standards, however, I do not believe the proposed entrance and parking complies with Section 18.8.3 of the Zoning Regulations which states that "All exits and entrances shall be so located as to provide the least amount of interference with the movement of pedestrian and vehicular traffic. Each entrance and exit shall be at least twenty feet (20') distance from any residential property or residential district..."

The remainder of the previous questions and comments regarding the site plan have been addressed.

The following comments should also be addressed but do not require further review:

- The applicant should submit final approval from Uncas Health District and signed and sealed versions of the Traffic Impact Statement and Stormwater Management Report for completeness of the project file.
- The proposed detail for the Concrete Washout Area should be revised to eliminate the notes regarding an outlet and exit channel as the washout area is intended to contain all concrete laden water until it has hardened and can be removed.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.