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August 20, 2024

Ms. Meredith Badalucca, CZEO
Assistant Planner
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

**Re: 24SITE6 – Sammy P, Inc.
1080 Route 32
Uncasville, CT
Site Plan Application**

Dear Ms. Badalucca,

Please see below for responses to your comments and questions received on August 15, 2024 regarding the pending site plan application for 1080 Route 32.

Application:

1. Clarify if Sammy Piotrkowski or Sammy P, Inc. is the applicant. Narrative refers to Sammy P, Inc. as applicant, application states Sammy Piotrkowski.
 - a. Sammy P Inc. is the entity applying for the approval and Sammy Piotrkowski is the authorized signatory. A corrected application page is enclosed with this letter.
2. Clarify type of business (i.e.; accounting, construction, retail, etc.) that will be using the office and what the storage space will be used for (i.e.; records storage, equipment storage, office furniture storage, etc.)
 - a. Sammy P Inc. operates an aggregate materials excavation located in Plainfield, Connecticut. The proposed office space is intended to be used for the administrative aspect of the business. The existing building is significantly larger than the office space required by the applicant and the remainder of the building has been designated as an accessory dry storage area for records and office materials/equipment for lack of a more specific use at this time. The applicant is aware that any additional use beyond the administrative office space and accessory storage requested as part of this site plan may require additional zoning permits and/or Planning and Zoning Commission site plan approval.
3. 24ZP24 scope of work is complete/near completion per Schedule A. ZEO will complete inspection and issue CZC when appropriate. Application/narrative refers to this permit remaining open and the E&S Bond and wood chip berm remaining in place. Please revise narrative, application and



plan. Also include E&S Bond estimate for the scope of work indicated on this application. (ZR Section 17.6.10).

- a. Please see attached for an erosion and sedimentation control bond estimate for the area of disturbance proposed for this specific site plan application only. The wood chip berms placed at the site perimeter as part of the previous zoning permit are intended to remain in place to provide continuing erosion protection of off-site areas.

Plan:

1. ZR Section 17.4.9: "Location of all storage areas for materials, supplies, products, vehicles and equipment that will not be kept inside a structure as required by these Regulations." – Please indicate if there will be any outside storage associated with this site plan application. Please note, once the work associated with 24ZP24 is completed and a final CZC is issued, the storage area for the construction equipment associated with that zoning permit will no longer be able to be used as these are separate applications.
 - a. Outdoor storage of materials and equipment is not intended as part of this site plan application. Outdoor storage areas associated with the prior zoning permit have been removed from the site plans.
2. ZR Section 17.4.21 –Please revise to include Approval Block.
 - a. The plans have been updated to include the requested approval block.
3. 3. ZR Section 18.1: "No building or structure shall be erected, enlarged, modified, or its use changed unless permanently maintained parking and loading spaces are provided in accordance with the provisions of these Regulations. In addition, no alterations, improvements or modifications to an existing parking lot or the establishment of a new parking area may be established until a site plan in accordance with Section 17 of these Regulations has been approved by the Commission. An existing parking area and appurtenances legally existing prior to the establishment of these Regulations or amendments thereto, which does not comply with the requirements of this section shall be considered a non-conforming use of land. The Commission shall review the location of access drives across a public right-of-way proposed as part of a site plan. The applicant shall be responsible for obtaining an encroachment review from the DPW and/or State of CT DOT. Applicant shall be responsible for obtaining a traffic review from the State of CT Office of State Traffic Authority (OSTA) as required. It is the intent of these Regulations to allow flexibility in addressing vehicle parking, loading areas, parking lot landscape design, storm water management and to promote transit orientated development." - Please indicate reason CT DOT encroachment review is not necessary.
 - a. The curb cut serving the existing building was constructed to support the prior drive-in theater use. The maximum capacity of the drive-in theater after its expansion in the early 1970s was 1,387 cars per available record plans. The anticipated 29 trips per day generated by the proposed use of the existing building will have no impact on the operation of the state highway system, especially as compared to the traffic volume the curb cut was originally intended to serve. As such, no modifications or improvements are proposed to the existing curb cut and no work is required within the DOT right-of-way for the use of the existing building. Therefore, an encroachment permit from DOT is not required.
4. Sheet 2, Narrative paragraph 1, please clarify "dry storage".
 - a. The dry storage area is the remaining space within the building after the office space has been constructed. It is intended to be accessory to the proposed administrative office use and used for storage of office supplies, records, etc.

5. Sheet 2, Narrative last paragraph, please revise to include. "Construction is scheduled to start immediately upon issuance of zoning permit for site plan approval and will....." "No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer."
 - a. The plans have been revised as requested.
6. Sheet 2, Construction Sequence # 9 24ZP24 did not include these items.
 - a. Item 9 has been removed from the site plans as requested.
7. Sheet 2, Indicate landscaping requirements for approved parking lot size vs entire site.
 - a. The landscaping calculation has been updated as requested. A 1,400 square foot landscaped area has been added to the site plan between the parking area and nearest road to satisfy the requirement.
8. Sheet 2, Parking requirements indicates 2,874 SF of Office at 1 space per 1,000 SF. Revise for warehouse/storage.
 - a. The parking calculation table has been corrected as requested.
9. 9. Sheet 2, General Notes #1 states office space and dry storage for the property owner. Will this be used by Drive In, LLC or Sammy P. Inc?
 - a. The office space is intended to be used by both the applicant and the owner for the administrative needs of the business entities. Sammy Piotrkowski is the principal member of both entities. The note has been updated accordingly.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.