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October 7, 2024

Town of Montville  
Land Use and Development Department  
310 Norwich-New London Turnpike  
Montville, CT 06382

**Re: Site Plan Narrative and Determination of Applicability  
480 Route 32, Uncasville**

The proposal includes the renovation of the two existing commercial buildings located at 480 Route 32 for use as a veterinarian's office. The existing buildings were formerly used as office and retail space for "Affordable Fabrics" on the ground floor with apartment units on the second and third floors. The proposed improvements include interior renovations of both buildings to support the new veterinarian's office, renovations to the apartments, and construction of a 550 square foot ground floor addition. The main building's ground floor will be renovated for use as the primary clinic area with five treatment rooms, a pharmacy and lab area, office space and a waiting room. The existing detached commercial building will be renovated to serve as surgery and procedure space. The addition to the detached building will serve as an indoor kennel for overnight stays after surgery and procedures requiring recovery. The two buildings will be attached with a new enclosed walkway. The second and third floors will be used for three two-bedroom apartments.

The property is zoned C1 and is located in the Route 32 Overlay Zone (OZ). Per Section 14A.3.a all uses permitted in commercial zones are allowed in the OZ district. The proposed professional office space is permitted per Section 10.2.3 and the upper floor residential apartments are permitted per Section 10.2.8.

The improvements indicated on this plan result in a small decrease in the overall impervious coverage of the property. Drainage patterns and runoff rates will not be affected by the proposed site improvements as only minor adjustments to site grading are proposed to meet sloping requirements for the accessible parking space and to meet building code requirements for finished grades around the proposed addition. Runoff will continue to be collected by the catch basins located in the existing parking lot which connect to the CT DOT drainage system in Route 32. Inlet protection will be installed in the catch basins to prevent sediment from entering the drainage system.



A determination of applicability for the following site plan element is requested:

- 17.4.15 – Evaluation of the stormwater drainage system on-site and within 100 feet of the property has not been completed. The proposed site plan results in no increase in impervious coverage and will not change runoff patterns or increase flow rates. Drainage from the site will continue to be served by the existing catch basins and connection to the Route 32 drainage system.

We request that the Commission determine that the above site plan element is not applicable to this project as described above.

A site restoration bond in the amount of \$9,800 is proposed to cover the costs of specified erosion control measures and site stabilization.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



David C. McKay, P.E.

Enclosures:

- 8-1/2" x 11" USGS Location Map