



Tobin, Carberry, O'Malley, Riley & Selinger, P.C.

43 Broad Street | P.O. Box 58  
New London, CT 06320-0058  
Tel: (860) 447-0335  
Fax: (860) 442-3469  
www.tcors.com

October 30, 2024

**Hand Delivered**

Sara Lundy, Chair  
Montville Planning & Zoning Commission  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

RE: Site Plan Application – Horizon View  
Honeycomb Real Estate Partners, LLC  
2268 - 2284, Route 32, Uncasville, CT  
Our File #8274.270802

Chairwoman Lundy:

I represent Honeycomb Real Estate Partners, LLC (“Honeycomb”), a state-wide developer of affordable and mixed income housing projects with offices located in West Hartford, Connecticut. Honeycomb has entered into an agreement to purchase three parcels of vacant land located at 2268 - 2284 Route 32, Uncasville, Connecticut. On behalf of my client, I am submitting a Site Plan Application for the development of these parcels and the construction of “Horizon View” a multifamily residential project with paved parking and stormwater management features onsite. Multifamily dwellings and apartments are permitted by Site Plan Approval in the underlying Route 32 Overlay Zone (OZ), subject to the requirements of Section 14A.3 of the Zoning Regulations.

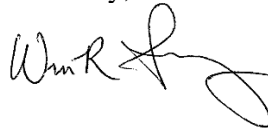
The proposed development includes a 57-unit, 4-story, mixed income apartment building which will include 25 one-bedroom and 32 two-bedroom apartments with high-quality finishes and other amenities. A mixed income development is a residential community that includes both market rate dwelling units and units set aside as affordable dwellings pursuant to state guidelines. My client will designate 80% of the proposed units available to individuals earning up to 80% of Area Median Income, and 20% of the units will be designated as market rate and have no income restrictions.

The building itself is being designed as an Energy Star Emerald compliant building and will have an array of energy efficient features such as high efficiency HVAC, a superior insulated building envelope, and solar panels on the roof. Primary access will be provided from Route 32, directly across from Fort Shantock Road, and paved surface parking for the residents, totaling 132 spaces, will be provided east, north, and west of the building. The site is served by

public water and sanitary sewer and we will be using the rear of the site for stormwater management features. Horizon View's design meets or exceeds the requirements of Section 14A.3 of the Zoning Regulations. The proposed project is currently pending approval before the Montville Inland Wetlands Commission.

Enclosed with this letter please find the project site plans, architectural plans, and other required materials, including the Application Fee. We would respectfully request that this Application be formally received at the Commission's next regular meeting and scheduled for review and action after the Inland Wetlands Commission has made a final decision. As the attorney for this Application, please direct all correspondence to my attention and do not hesitate to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Wm R. Sweeney", with a stylized flourish at the end.

William R. Sweeney, Esq.

Enclosures