

## Change of Use – Site Application Revised Narrative

This application is to request the approval of using a residential single-family home in the Route 32 overlay zone area for offices for the Language Department of the Mohegan Tribe of Indians of Connecticut which may also hold small weekly Mohegan language immersion classes for Mohegan families. Only the main floor of the structure will be used given the limited number of people that will use the home. The Mohegan Tribe of Indians of Connecticut is the sole member of the owner MTIC Acquisitions, LLC. The Mohegan Tribe of Indians of Connecticut has applied to take the subject parcel into Trust with the United States of America for the benefit of the Mohegan Tribe of Indians of Connecticut. The subject parcel is adjacent to the Mohegan Reservation.

There would be 5 full-time on-site employees in the Language Department who work Monday through Friday from 8:30 to 4:30 with an occasional weeknight or weekend day language class. The classes would likely have five to ten Mohegan participants. The pool will remain closed. The only proposed construction (interior and exterior) will be a handicap accessible ramp. Therefore, there is no bond estimate with the application.

There will be minimal trash and staff of the Mohegan Tribe of Indians of Connecticut will be removing trash on a regular basis as well as snow removal for walkway and driveway.

A total of 12 parking spaces have been provided for the proposed use. Ten of the parking spaces are on the Mohegan Reservation with two additional parking spaces being on site, one of which will be an accessible handicap space. The owner of the properties used for parking shall maintain such area and all required sidewalks and buffer areas in good condition without holes and free of all dust trash and other debris.

The Fire Marshal has waived the requirement of a twenty four-foot access driveway and Applicant is requests approval of the Fire Marshal's waiver of the existing width as there will essentially be no two way traffic – traffic will be similar to that of a single family. There exists interconnected smoke alarms all levels of the structure. The existing heat source is natural gas and there are two gas detectors, one by the furnace and the other on the main level. Existing exterior lights illuminate each usable exit and the means of egress to the public way. Fire extinguishers will be on each level of the structure. A knox box will be installed at main entrance.