

Property Address: 25 Church Lane Parcel ID: 095-003-001  
Application: 24SITE12  
Property Owner: MTIC Acquisitions, LLC  
Submitted by Applicant: Linda Acampora, Esq on behalf of owner MTIC Acquisitions, LLC

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**RESPONSE TO STAFF TECHNICAL REVIEW COMMENTS (dated November 25, 2024)**

1. Include lot size and total acres on application.

**Response:** Application resubmitted to include lot size of 75,825 sf with an acreage of 1.74 acres.

2. Per ZR section 17.2.6, provide an 8 ½" x 11" photocopy of a USGS Quad Map

**Response:** Submitted

3. Clarify if any signage is proposed.

**Response:** There will no exterior signage except for a sign to designate the handicap parking.

4. Clarify the parking needs of 27 Church Lane and hours of operation and indicate how the parking demand for both 25 & 27 Church Lane will be met and not conflict with one another.

**Response:** Site plan has been revised to include twelve parking spaces. Ten parking spaces are in a different location than the initial site plan, West of the Mohegan Church along the East side of driveway. These parking spaces currently exist and are located on the Mohegan Reservation. These spaces are not used by Mohegan Church. The Mohegan Tribe of Indians of Connecticut is the sole member of MTIC Acquisitions, LLC the owner of the subject parcel. There are an additional two spaces along the driveway adjacent to the structure, one being accessible.

5. Clarify how trash removal will be handled as no dumpster is indicated on the site plan.

**Response:** There will be a staff of five people with minimal trash. Trash removal will be handled by the staff of the Mohegan Tribe of Indians of Connecticut and will be removed from the structure on a regular basis.

6. Show any off site parking that requires the use of access drive. See last picture for further explanation.

**Response:** The revised site plan shows 10 "off site" parking spaces West of the Mohegan Church along the East side of the driveway. The parking area, on trust land, is a permeable parking surface constructed with an engineered high-density polyethylene grid with integrated turf.

7. Provide "Location, size, height, lighting, and orientation of all signs." Per ZR section

17.4.14. If none are proposed, please indicate.

**Response:** No signs are proposed except for the handicap parking sign which will be on the garage door. (see detail on plan.)

8. Provide interior layout per ZR section 17.4.18 "Building elevations or preliminary architectural drawings showing the general type of building proposed for construction."

**Response:** Building construction is not proposed, use will proposed current structure and layout of main level.

9. Per ZR section 18.5 as quoted above, parking spaces shall be located on the same lot or a lot under the control of the applicant/owner. They do not appear to be under that control of the applicant/owner. Please clarify.

**Response:** Revised site plan shows ten parking spaces in a new location which is on the Mohegan Reservation and the owner of the subject property is MTIC Acquisitions, LLC which the Mohegan Tribe of Indians is the sole member of. The Mohegan Tribe of Indians of Connecticut has applied to the Department of the Interior to place the subject parcel into Trust.

10. Revise plans to show a minimum of 24' width access drives and clearly mark entrances and exits per ZR section 18.8.1 "The entrances and exits to all parking areas shall be clearly marked. Access drives for one way traffic shall have minimum width of fourteen feet (14') where one way traffic is anticipated and a minimum width of twenty-four feet (24') where two-way traffic is anticipated."

**Response:** Fire Marshal has waived the requirement for Fire Department access. Applicant requests approval of the Fire Marshal's waiver, as there will essentially be no two-way traffic.

11. Revise plan to show 5' extension of dead-end parking per ZR section 18.8.2 "All parking spaces in parking areas of more than fifteen (15) cars and all loading spaces shall be so located that vehicles entering or leaving such spaces do not block any entrance drive to the parking facility. In addition, all parking spaces shall be entered and exited along interior drives arranged perpendicular to access drives wherever possible. No parking shall be permitted along access drives within forty feet (40') of the street line and at greater distances as may be required by the Commission depending on the traffic generation and parking lot size. Dead end parking aisle interior drives shall be extended five feet (5') further than the last parking space to allow movement of a vehicle in and out of a parking space."

**Response:**

The site plan has been revised to reflect only two spaces in the dead end parking area in adjacent to the structure. The 5' extension is reflected on the revised site plan.

5 of the 10 parking spaces provided west of the Mohegan Church are within 40' of the southerly street line of Church Lane. These spaces are pre-existing spaces constructed during the renovation of Mohegan Church in 1998.

12. Revise notes to include property maintenance per ZR section 18.10 "The owner of the property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris."

**Response:** Reflected on the revised site plan

13. Revise plan to show lighting per ZR section 18.14 "Adequate lighting shall be provided in all lots of more than fifteen (15) spaces except where the Commission may determine that such parking areas will never be used at night. Required lighting shall be arranged and installed to minimize glare on adjacent property, and adjacent streets and highways. Full cutoff luminaires shall be installed where commercial or industrial uses abut residential Districts or uses. In this instance all external lights shall be fitted with opaque shilling which shall prevent direct light emission above a horizontal plane through the luminaire's lowest light emitting part."

**Response:** Revised site plan shows lighting (parking is less than 15 spaces). There is lighting in the parking area and on the structure which will provide proper illumination.

14. Provide detail sheet for signage, lighting, ADA parking requirements and dumpster enclosure.

**Response:** The revised plan will show only signage is one Handicap parking space designation and lighting. There is no dumpster, as there will be minimal trash and regular pick up by the Mohegan Tribe of Indians of Connecticut, sole member of the owner.