

## Change of Use – Revised Site Plan December 23, 2024

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. 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 tribal family participants. The pool will remain closed. The only proposed construction (interior and exterior) will be a handicap accessible ramp, installation of additional lighting and widening of parking area on the Mohegan Reservation with a dustless surface. 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 nine parking spaces have been provided for the proposed use. All of the parking spaces are on the Mohegan Reservation, including one handicap space. The parking area will be widened with a dustless surface according to plans. 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.

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 and proposed 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.