

March 5, 2025

Town of Montville
Planning Department
310 Norwich-New London Turnpike
Uncasville, CT 06382

RE: Site Plan
2 & 8 Enterprise Lane, Oakdale, CT, 06370

The proposed plan is a modification to two existing site plans. The owner of 2 Enterprise Lane has purchased the neighboring site, 8 Enterprise Lane, and plans to use both buildings for his operation. The site plan on 8 Enterprise Lane has been built while the building on 2 Enterprise Lane hasn't. Both sites are in the LI zoning district.

The existing building at 8 Enterprise Lane has a footprint of 4,200 SF. The plan is for the building to remain, but for it to be modified. The 1st floor of the building will contain 6 offices along with a work area and a conference room. There will also be a lobby/show room which will be used for wholesale only. The basement will be used for storage. There will be about 1,105 SF of office space including the offices, conference room, and lobby. There will be about 3,095 SF of industrial/manufacturing space. The basement will be used as storage space and will be 4,200 SF. A loading dock with an overhead door will be installed on the first floor. The loading dock will be accessed from 2 Enterprise Lane. An overhead door will also be installed in the rear of the building on the basement level. A bituminous concrete access drive will be constructed that allows access to the overhead door from 2 Enterprise Lane. The existing septic system on 8 Enterprise Lane will remain untouched throughout the development of the site. Boulders will be installed around the septic system to protect it from any vehicular traffic.

The previously approved, proposed building on 2 Enterprise Lane will remain the same. The footprint of the building will be 7,500 SF. The ground level of the building

will consist of 7,500 SF of manufacturing space. There will also be a 1,500 SF mezzanine that will be used for office space.

In order to reduce the grade of the new proposed loading dock, the grades of the approved site plan on 2 Enterprise Lane are being raised by 1.55'. Other than the change in grade, the site plan for 2 Enterprise Lane is going to mostly remain the same. The septic system, infiltration galleries, and drainage system will all stay at the same elevation, they will just have more cover over them. There will be a large reduction in the amount of retaining walls required along the northern and eastern boundaries of 2 Enterprise Lane because we now have more space to grade.

The building on 2 Enterprise Lane will be used for milling materials and the building on 8 Enterprise Lane will be used for assembly of the milled materials. The milled material will be transported from 2 Enterprise Lane to 8 Enterprise Lane using the proposed loading dock.

Two easements are being proposed as part of this project. One on 2 Enterprise Lane in favor of 8 Enterprise Lane, and one on 8 Enterprise Lane in favor of 2 Enterprise Lane. See sheet 7 of the plan set to see the exact dimensions and location of the two easements.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Jack McCartney