



Ellen Bartlett, P.E. • CPSWQ, Leed Accredited

April 28, 2025

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

RE: Site Plan
393 Butlertown Road

An application is being submitted by B & W Paving for a modification to the previously approved site development plan. The modification is proposing a larger building and the building will be rotated 90 degrees. The project is for off-season equipment storage facility, interior and exterior storage, per section 12.2.5 (Warehousing, wholesale businesses, interior or exterior storage). The site was previously undeveloped, however, the previous property owner had commenced work on the site, and had filled the site with random fill material. The present owner, has been working to remove all random fill material and has brought it back to its original grades;

B & W Paving will be storing all its snow plow equipment in the building during approximately 6 months of the year, including summer. The other 6 months of the year they will be storing the pavement line striping equipment and other paving equipment in the building. In addition, some of the off-season equipment will be stored behind the building.

Operating hours will be 7AM – 5PM Monday thru Friday, and 8AM - 5PM on Saturdays. A Pollution Prevention Plan is on sheet 7 of the site plans. In addition, sheet 7 has an Operation and Maintenance of Drainage System description has been provided.

There will never be more than 20 people on the site on any day. The only people on the site will be employees, transitioning the equipment during the fall and spring.

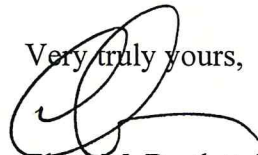
This will be a gradual process, as paving slows down for the winter and snowplowing starts up. And the reverse in the Spring.

The building will have a 19 ft by 20 ft room on the main level, which will be used for keeping records of the stored equipment. There will be a computer and filing cabinets for keeping records of when the equipment was purchased and the maintenance schedules. There will be a small mezzanine over this room, for storage of small, breakable, equipment.

The site is zoned light industrial and consists of 2.175 acres. There are no wetlands on the site.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ellen M. Bartlett', with a large, stylized loop at the end.

Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional