



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

August 6, 2025

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

RE: Modified Site Plan
179 Gallivan Lane

An application is being submitted by Fluid Line Products LLC for a modification to the previously approved site development plan. The modification is proposing a new building in an area that is presently a paved outdoor storage area. The project is for rental space, which will potentially contain multiple start-up businesses. It is anticipated that the building will be used by contractors for equipment storage facility, per section 12.2.5 (Warehousing, wholesale businesses, interior or exterior storage).

Operating hours are anticipated to be 7AM – 6PM 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.

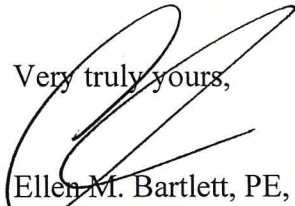
The site is zoned light industrial and consists of 10.16 acres in area and is shown on the Existing Survey Plan (Sheet 1 of the site plans). The site has access onto Gallivan Lane. There are approximately 4.0 acres of wetlands on the site.

The proposed modification includes temporary sedimentation basins, in accordance with the 2024 CT Guidelines for Soil Erosion & Sedimentation Control, which will ultimately become a permanent water quality basin in accordance with the Connecticut the 2024 Stormwater Quality Manual (Manual). The proposed development is located within an existing paved outdoor storage area. We propose to remove a 40 foot

wide strip of pavement and replace it with a stormwater treatment system consisting of a forebay and a water quality basin.

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

Very truly yours,



Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional