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September 19, 2025

Ms. Meredith Badalucca, CZEO
Assistant Planner
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

**Re: 25 SITE 7 – Sammy P, Inc.
1080 Route 32
Uncasville, CT
Site Plan Modification Application**

Dear Ms. Badalucca,

Please see below for responses to your comments and questions received regarding the pending site plan application for 1080 Route 32.

Staff Technical Review:

1. Per ZR section 17.2.6, Please provide 8 ½" x 11" photocopy of a USGS Quad Map.
 - a. Provided, please see attached.
2. Please provide existing and proposed contour lines per ZR section 17.4.5. If requesting determination of applicability, please indicate reason for request.
 - a. Request of applicability is hereby made, no modifications to site grades are proposed. Minimal fine grading to accommodate ADA Parking is proposed to the rear of the building, see detail sheet 6.
3. ZR section 17.4.7 & 17.4.15 a request for determination per section 17.5 has been requested. Please indicate reason for request.
 - a. No inland wetland or watercourses are in close proximity to the work area, additionally the site maintains a wood chip perimeter berm nearly encompassing the work area. No drainage improvements are proposed the site remains nearly entirely a gravel surface and had previously been paved to accommodate in excess of 1,300 spaces for the previous drive-in theater use.
4. ZR section 17.4.10, Please show the arrangement of all parking and loading areas including existing and proposed driveway entrances and exists. On sheet 3 of 6 in the compacted equipment staffing and sale area", the exit has been cut off.



- a. Parking arrangements have been added to sheet 3 of 6. All entrance and exit locations are depicted on sheet 3 of 6. Entry and exist will be gated at the location of the former ticket booth/security shed.
- 5. ZR section 18.14, please indicate if the auction patron parking area will be used at night.
 - a. No auctions are intended to be scheduled at night.

Please do not hesitate to contact me with any additional questions.

Sincerely,



John U. Faulise Jr., L.S.
Principal, Boundaries LLC