



Boundaries LLC
179 Pachaug River Drive
P.O. Box 184
Griswold, CT 06351
T 860.376.2006 | F 860.376.5899

www.boundariesllc.net

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 **CLA** comments received and dated September 16, 2025 regarding the pending site plan application for 1080 Route 32.

Review Comments:

1. Anticipated number of patrons/vehicles for auctions should be documented.
 - a. A total of 129 parking spaces have been provided on sheet 3 of 6 indicating the number of potential patrons/ vehicles.
2. Plans should show the number of parking spaces available on the gravel surface and how they interact with traffic patterns through the site.
 - a. 112 available parking spaces have been depicted on sheet 3 of 6. Traffic will enter and exit via the gated gravel drives through the site depicted on sheet 3
3. How will traffic and parking be managed onsite during live auction days? Will heavy equipment be passing through the patron parking area.
 - a. Auction staff will be present to direct traffic patterns for patrons on live auction days. Equipment scheduled for auction will be delivered to the site prior to live auction days without interaction with patrons. Adequate staging areas exist on site and equipment access route has been added to sheet 3 of 6.
4. The main entrance to the building should be shown.
 - a. Main entrance and ADA access route has been added to sheet 4 of 6.
5. Is there adequate sidewalk width along the building frontage for the ADA accessible route and for pedestrians to walk past the gas meter/ADA parking sign.



- a. ADA access route has been added to sheet 4 of 6, access to sidewalk is provided via flush pavement to sidewalk transition north and south of the gas meter and sign. No pedestrian or ADA access is required to pass this location.
- 6. Will the perimeter wood chip berms remain in place permanently?
 - a. Wood chip berms are intended to remain permanently.
- 7. On Sheet 3 there are 2 call-outs for "future fence" toward the east side of the property. It is not clear what they are pointing to, please clarify.
 - a. Call-outs have been modified to indicate future fences will run along or in close proximity to the property boundary line and/or existing tree line to be installed in a convenient location to reduce additional clearing.

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

Sincerely,



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

*Cc via email: Kyle Haubert, P.E.
CLA Engineers w/attachment*