

November 3, 2025

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

RE: Site Plan
2227 Route 32

An application is being submitted by Uncasville Property LLC, for a modification to the previously approved site development plan. The site is zoned as Commercial District 1 (C-1). The project proposes the redevelopment of the site for a mixed-use building. The first floor will be a package store and other commercial uses and the second and third floors will be apartments, per Section 10.2.1 (Activities involving the sale of goods or services carried out for profit) and Section 10.2.8 (Apartments located in space is not occupied by the primary commercial use on the property provided they are not at ground level).

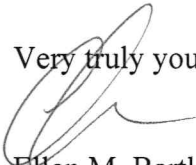
This project is a modification of the previously developed site plan, with the addition of a temporary forebay and sedimentation basin, in accordance with the 2024 CT Guidelines for Soil Erosion & Sedimentation Control, which will ultimately become a permanent water quality basin and forebay, in accordance with the Connecticut the 2024 Stormwater Quality Manual (Manual). There is presently no stormwater treatment on this site. The addition of a stormwater treatment system will be a great improvement for the adjacent wetlands.

This site is located just north of Leo St. and just to the east Route 32. It presently consists of three small commercial buildings with impervious areas such as parking lots. The project proposes to remove all of the existing buildings, out structures, and

pavement. There is also some lawn area scattered across the property, with most of it being on the eastern part of the parcel. The surrounding area is mostly developed, consisting primarily commercial buildings and a few residential homes. This site is zoned as commercial district 1 (C-1) and the surrounding properties are listed as both commercial district 1 (C-1) and residential (R-20).

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.

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

Very truly yours,


Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional