



Boundaries LLC
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November 12, 2025

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

**Re: 25SITE8 – Uncasville Property, LLC
2227 Route 32
Montville, CT
Site Plan Review**

Dear Ms. Badalucca,

Per your request Boundaries, LLC. has completed a review of the site plans and supporting documents for the proposed mixed-use re-development located at 227 Route 32 (Map 103 Lot 092-000) prepared by Green Site Design, LLC.

The following documents were received as part of the application package:

- Site Plan Application.
- Stormwater Management Report last revised September 22, 2025.
- Project Narrative.
- Site Plan for Proposed Retail & Residential Project, 2227 Norwich-New London Turnpike, Uncasville, Connecticut, Prepared for Uncasville Property, LLC, last revised November 4, 2025.

This proposal provides stormwater management where none existed previously and will be an improvement over existing conditions from a stormwater management perspective.

The applicant has proposed to use an alternate parking calculation for the single-family bedroom component of the development based on information from the Institute of Transportation Engineers (ITE). Other parking requirements are in accordance with the Town of Montville Zoning Regulations. Per the ITE's Parking Generation Manual, low-rise multifamily housing has an average peak parking demand of 0.85 spaces per dwelling unit or 0.59 spaces per bedroom. The proposed 1 parking space per dwelling



unit is in accordance with ITE guidelines and parking demand should not exceed the amount of parking proposed as part of this application.

The following comments or questions are based on the above documents:

General

- Site plans are not signed and sealed by the engineer or surveyor.
- Please provide a bond estimate for site restoration.

Stormwater Report

- Please update the report to include discussion of the drywell and overflow pipe incorporated into the plans since the date of the stormwater report.

Site Plans

- Please ensure that the proposed 3-foot-wide sidewalk meets building code/ADA requirements, especially at 90 degree turns.
- Please add spot elevations to the ADA parking spaces to ensure they do not exceed 2.0% slopes.
- Please evaluate the proposed grading at the Leo Street curb cut to ensure it does not exceed 8.0% slope within the street right of way per Section 130B.9 of the Town of Montville Road Standards.
- Please verify that a garbage truck can access the proposed dumpster enclosure without conflicting with the adjacent parking spaces.
- Please incorporate a 5-foot bump-out at the dead end of the parking lot aisle in accordance with Section 18.8.2 of the Town of Montville Zoning Regulations.
- Please update Erosion Control and Sedimentation Narrative Note 5 to match project specifics.
- Please indicate a stockpile location on the plans per Erosion Control and Sedimentation Narrative Note 6.
- Please update Erosion Control and Sedimentation Narrative Note 10 to match project specifics.
- Please incorporate details for the sewer and water connections meeting utility provider requirements.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.