

November 14, 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 Responses**

Responses to comments from Boundaries:

General

- Site plans are not signed and sealed by the engineer or surveyor.
The revised plans have been signed and sealed for the pdf as well as the paper copy.
- Please provide a bond estimate for site restoration.
An E&S bond estimate has been provided with this submittal.

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.
A discussion of the drywell and overflow pipe has been added to the report.

Site Plans

- Please ensure that the proposed 3-foot-wide sidewalk meets building code/ADA requirements, especially at 90 degree turns.
The sidewalks have been revised to be 4 foot wide.
- Please add spot elevations to the ADA parking spaces to ensure they do not exceed 2.0% slopes.
Spot grades have been added to sheet 4.
- 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.
The slope within the right of way does not exceed 8%, as revised.
- Please verify that a garbage truck can access the proposed dumpster enclosure without conflicting with the adjacent parking spaces.
A turning radius plan has been submitted with this submittal to show how a garbage truck will access the dumpster.

- 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
The 5 foot bump out has been added.
- Please update Erosion Control and Sedimentation Narrative Note 5 to match project specifics.
Note 5 has been revised.
- Please indicate a stockpile location on the plans per Erosion Control and Sedimentation Narrative Note 6.
A temporary stockpile area has been added to sheet 3.
- Please update Erosion Control and Sedimentation Narrative Note 10 to match project specifics.
Note 10 has been revised.
- Please incorporate details for the sewer and water connections meeting utility provider requirements.
Water connection details have been added to sheet 8. The sewer service will connect to the existing sewer service, therefore no details are required by Norwich DPU.

Responses to comments from Meredith Badalucca:

1. Application indicates this parcel is within a Flood Plain. Please clarify.
The site is not within a Flood Plain. A revised application is included with this submittal.
2. Per Zoning Regulation Section (ZR) 4.10.1.A and 4.11.5.5 please update plans to include proposed sidewalks.
Sidewalks have been added on sheets 2, 4, 5.
3. Per ZR 17.2.6, please include an 8 ½ x11 USGS Quad map and zoning district and boundaries within 1000 feet.
A USGS is included with this submittal.
4. Per ZR 17.4.1, please update site plan to include the owner of record.
The cover sheet has been revised to include the owner of record.
5. Per ZR 17.6.1, please provide bond estimate.
A bond estimate has been included with this submittal.
6. Per ZR 18.8.2, no parking shall be permitted along access drives within forty feet of the street line and greater distances as may be required by the Commission depending on the traffic generation and parking lot size. Dead end parking aisle interior drives shall be extended five feet further than the last parking space to allow movement of a vehicle in and out of a parking space.
A five foot extension of the end of the interior drive has been added on sheets 2, 4, and 5, as required. The main access drive from Route 32 has been revised to not have parking within 40 feet of the street line, measured along the centerline of the access drive.
7. Please clarify if any signage is being proposed.
As sign location and zoning note has been added to sheet 2.

8. Please clarify building size on the site plan vs retail square footage used for parking calculations.

The actual building gross footprint is now 6,669 SF. This has been revised on sheet 2 and also in the parking calculations as well.

Responses to Comments from the Building Department and Utilities:

1. **The proposed building will have a sprinkler system. A second 8" water service for fire protection has been added to sheet 4, the Grading and Utility Plan.**

Responses to comments from Public Works:

1. On page 2, keep the road width from the intersection of 32/Leo Street at 24' all the way to the driveway entrance to the parking lot on Leo street.
Sheet 2 has been revised to show the road width as 24' all the way to the proposed access drive into the site.

Responses to comments from the Fire Marshal

1)The Door in the rear of the building in drawing A1.11 by Letter "B" Needs to swing out
This will be revised prior to building plans being submitted for building permits.

2) Shift the handy cap spots 1 space to the west so there is open access to the front door for emergencies

I needed to shift the handicap spaces over 2 spaces to the west to make the slopes work for handicap spaces. Please see sheets 2 and 4. This will open access to the front door.

3) I recommend that the design team looks at installing an elevator which will assist with easy access to tenants moving in and out, elderly tenants going in and out of the building, more want for tenants to move in, and assist with easier access and transport of tenants in a medical or other emergencies.

This will be reviewed prior to building plans being submitted for building permits.

4) fire department Knox box to be put on building for fire department and medical personnel access

A Knox box has been called out on sheet 4.

5) Fire extinguishers put in common hallways on each floor by exits and inspected each year by a licensed company.

Noted on Sheet 4 of the site plan and will be shown on building plans when submitted for building permits.

6) fire extinguishers put in business floor every 150 feet and by exits

Noted on Sheet 4 of the site plan and will be shown on building plans when submitted for building permits.