



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

www.boundariesllc.net

December 3, 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 revised 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:

- Revised Site Plan Application.
- Erosion Control and Site Restoration Bond Estimate.
- Stormwater Management Report last revised November 4, 2025.
- Site Plan for Proposed Retail & Residential Project, 2227 Norwich-New London Turnpike, Uncasville, Connecticut, Prepared for Uncasville Property, LLC, last revised November 26, 2025.

This proposed erosion control and site restoration bond amount of \$19,800 is adequate for this proposal.

The previously provided comments have been addressed and responded to. Upon review of the revised site plans the following minor comments have been prepared:

- The proposed 135 contour to the east of the Leo Street curb cut is missing from Sheet 4.
- Please identify ADA accessible parking sign locations to Sheet 2 and incorporate applicable details.
- Please incorporate a detail for detectable warning strips at the proposed curb ramps.



- Please evaluate the feasibility or necessity of the curb ramp at the corner of the parking spaces along the building frontage since the accessible parking spaces have been adjusted.
- Please incorporate curb stops or similar at the parking spaces adjacent to the proposed flush sidewalk.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.