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13 March 2026

Meredith Badalucca, Planning Director
Town of Montville Planning
310 Norwich-New London Turnpike
Uncasville, Connecticut 06382

RE: Comment Response
Phase 2
22 Unit Condominium
245 Route 32
Uncasville, Connecticut

The following are our responses to comments from multiple departments in a letter from various review agencies. Our responses are designated in italics.

Planning Director Comments – Meredith Badalucca dated 3/2/2026

Technical Review Comments

1. Per Schedule A, As-Built Review dated 5/20/2025, Revised with conditions 5/27/2025, item number 11 Entrance has a stone pillar on each side of driveway, not per the approved plan. The approved Plan called for “BRICK/STONE PILLARS w/SITE SIGN MOUNTED ON DECORATIVE WALL”.

MUST BE SHOWN ON PHASE II MODIFICATION PLAN/APPLICATION AS PHASE 1 EXISTING CONDITIONS.

The pillar to the North of the access drive is not shown as built. There is one pillar and a wooden fence. Please indicate if you are proposing to change this. If so, during which Phase.

Response: The Phase 1 as-built condition, consisting of a two stone pillars and fence at the entrance, is shown on the Phase 2 Modification Plan as an existing condition.

The third stone pillar and associated signage will be installed as part of the Phase 4 improvements, consistent with the overall project phasing plan (refer to Sheet C-2.1).

2. Sheet C-2.1 – Per Schedule A, As-Built Review dated 5/20/2025, Revised with conditions 5/27/2025, item 12. Light fixtures are not per the approved Plan.
 - a. Side wall fixture was not installed, per the approved Plan.

- i. MUST BE INSTALLED DURING PHASE II AND MUST BE SHOWN ON THE MODIFICATION PLAN/APPLICATION AS REGULATIONS REQUIRE PARKING LOT LIGHTING FOR MORE THAN 15 SPACES.

Response: Sheet C-5.1 has been revised to include a note indicating that all required wall-mounted lighting not installed during Phase 1 will be installed as part of Phase 2.

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- d. Parking lots lights are not per the approved Plan. Approved Plan called for placement of (2) light poles and there are (3) decorative lights placed that are solar only, nothing hard wired.
 - i. MUST BE INSTALLED DURING PHASE II AND MUST BE SHOWN ON THE MODIFICATION PLAN/APPLICATION AS REGULATIONS REQUIRE THE LOT LIGHTING FOR MORE THAN 15 SPACES.

Response: Sheet C-5.1 has been updated to reflect removal of the nonconforming central solar fixture. All temporary solar lighting installed during Phase 1 will be removed and replaced with the originally approved hardwired pole-mounted fixtures as part of Phase 2.

3. Update cover sheet and application to indicate correct property Owner.

Response: The Cover Sheet and application materials have been updated to reflect the current property owner, Wilton Holdings, LLC.

4. Sheet C-2.1 Parking Table is incorrect. There is a total of 22 units. Per the December 13, 2022 approval phasing plan modification, there were 55 spaces required and 7 guest spaces required for a total of 62. The provided number of spaces is also not according to what is shown on the plan. Please update this table accordingly.

Response: The Parking Table on Sheet C-2.1 has been revised to reflect the approved total of 22 units and the corresponding parking requirement of 62 spaces (55 required + 7 guest), consistent with the December 13, 2022 approval.

The table now accurately reflects both required and proposed parking counts as shown on the plans.

Schedule A
245 Route 32, Uncasville
As-Built Review 5/20/2025 with Conditions as of 5/27/2025
Phase 1

The majority of these comments have been addressed prior the issuance of the Certificate of Occupancy.

1. Landscaping and all site improvements, within the State ROW, have not been completed, per the approved Phasing Plan. The Phasing Plan states; "CONSTRUCT ALL SITE IMPROVEMENTS WITHIN STATE ROW"
 - MUST BE SHOWN ON PHASE II MIDIFICATION PLAN/APPLICATION AS PHASE 1 EXISTING CONDITIONS.

Response: The Phase 1 As-built data has been merged into the proposed Phase 2 site plan documentation.

Proposed future phases (Phases 2–4) incorporate these elements where applicable to maintain consistency across the development.

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2. 8'x12' at grade patios and sliding doors were not installed to the rear of the units, per the approved Phasing Plan.
 - MUST BE SHOWN ON PHASE II MODIFICATION PLAN / APPLICATION AS PHASE I EXISTING CONDITIONS.

Response: The Phase 1 As-built data has been merged into the proposed Phase 2 site plan documentation illustrating the absence of patios.

Proposed future phases (Phases 2–4) incorporate these elements where applicable to maintain consistency across the development.

3. Concrete pads were installed at the rear of each unit for the placement of the a/c condensers, not part of the approved Phasing Plan.
 - MUST BE SHOWN ON PHASE II MODIFICATION PLAN / APPLICATION AS PHASE I EXISTING CONDITIONS.

Response: The Phase 1 As-built data has been merged into the proposed Phase 2 site plan documentation illustrating the air conditioner units. Air conditioner units have also been added to proposed Phases 2, 3, and 4.

Proposed future phases (Phases 2–4) incorporate these elements where applicable to maintain consistency across the development.

4. Mailboxes were not installed, per the approved plan.
 - 2 WOOD POSTS WITH A BOARD AND 6 MAILBOXES TO BE INSTALLED IN ACCORDANCE WITH THE ATTACHED DIAGRAM.

Response: The mailboxes have been installed per the attached As-built Zoning Improvement Location & Topographic Plan dated 7 January 2022, revised through 2/10/2026.

5. Parking spots are not per the approved Plan
 - a. Additional parking: (3) parking spaces are 25' from property line not (approx.) 59' per the approved Phasing Plan. There were to be only (2) spaces and they are not placed in accordance with the approved Phasing Plan. The sizes of the parking spaces are 8'6" X 20', 9' x 20', 10' x 20' – not 9' x 18' per the approved Phasing Plan.

BLOCK OF (3) SPACES NEED TO BE RELOCATED 40' FROM THE FRONT PROPERTY LINE AND ALL MUST BE 9'x18'.

Response: The spaces which were too close to the street have been blocked by a temporary wood barrier. An additional 3 spaces have been constructed as per the attached As-built Zoning Improvement Location & Topographic Plan dated 7 January 2022, revised through 2/10/2026.

- b. Unit parking: (7) spaces (10'x20') were on the approved Plan but only (6) (11'x18') were provided due to an issue with the placement of a transformer base, which may cause issues with other Phases. The sizes of the parking spaces are not per the approved Plan.
 - ALL (6) PARKING SPACES IN FRONT OF THE INDIVIDUAL UNITS MUST BE 10'x20'

Response: The parking spaces have been revised to be a minimum 10'x20' as required prior to issuance of the Certificate of Occupancy.

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- c. The area has been taken up with a dumpster in an enclosure, not per the approved Plan or Phasing Plan.

Response: The temporary refuse enclosure is shown on the attached As-built Zoning Improvement Location & Topographic Plan dated 7 January 2022, revised through 2/10/2026.

The proposed Phase 2 refuse area is shown on Sheet C-2.2.

6. Landscape area in front of each of the unit is 9' x 13', not 10'x15' per the approved Plan, which affects the size of the parking spaces as noted above. Also the area has plantings within it, not grass per the approved Plan.
- EACH OF THESE LANDSCAPE AREAS NEED TO BE INCREASED IN SIZE TO 10'x15' IN ORDER TO ALLOW THE PARKING SPACES TO MEET #5b ABOVE.

Response: Adjustments to parking layout (Item 5b) have resulted in expanded planting areas that functionally meet the intent of the approved landscape design.

Final landscape configuration will be completed during subsequent phases.

7. Landscaping was not completed in accordance with the approved Plan. There is no landscaping to the rear of the units.
- MUST BE SHOWN ON PHASE 2 MODIFICATION PLAN / APPLICATION AS A PHASE 1 EXISTING CONDITION.

Response: The as-built landscaping is shown on the attached As-built Zoning Improvement Location & Topographic Plan dated 7 January 2022, revised through 2/10/2026.

Additional plantings will be installed as Phases 2, 3, and 4 are completed and the site disturbance is completed.

8. Parking area in front of each unit was to be pavers, per the approved Plan, this area was paved. Confirm with TE that this was treated as regular impervious surfaces and will not affect the drainage system.
- MUST BE SHOWN ON PHASE 2 MODIFICATION PLAN / APPLICATION AS A PHASE 1 EXISTING CONDITION.

Response: The as-built pavement is shown on the attached As-built Zoning Improvement Location & Topographic Plan dated 7 January 2022, revised through 2/10/2026.

The substitution of bituminous pavement in lieu of pavers does not impact stormwater design, as these areas were modeled as impervious surfaces in the original drainage analysis. No changes to system performance or compliance result from this modification.

9. Sections of the stockade fence are missing, allowing access into the construction area, not per the approved Phasing Plan.
- MUST BE SHOWN ON PHASE 2 MODIFICATION PLAN / APPLICATION AS A PHASE 1 EXISTING CONDITION.

Response: The as-built stockade fence is shown on the attached As-built Zoning Improvement Location & Topographic Plan dated 7 January 2022, revised through 2/10/2026.

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The fence has been modified to completely enclose the refuse area and provide separation from the work area and Phase 1 area.

10. Entrance is not per the approved Plan, specifically with reference to the truck turning radius. The driveway width at the ROW line is 28' per the approved Plan and actually 25'. The width at the curb line is 60' per the approved Plan and is actually 35'.
- MUST BE SHOWN ON PHASE 2 MODIFICATION PLAN / APPLICATION AS A PHASE 1 EXISTING CONDITION.

Response: The as-built curb modifications are shown on the attached As-built Zoning Improvement Location & Topographic Plan dated 7 January 2022, revised through 2/10/2026.

The drive way widths were modified as follows:

**ROW- 28.1'
Street Gutter Line – 61.2'**

These dimensions meet operational requirements and improve vehicular maneuverability relative to the originally approved layout.

11. Entrance has a stone pillar on each side of the driveway, not per the approved Plan. The approved Plan called for "Brick/Stone Pillars" with Site Sign Mounted on Decorative Wall"
- MUST BE SHOWN ON PHASE 2 MODIFICATION PLAN / APPLICATION AS A PHASE 1 EXISTING CONDITION.

Response: The as-built-Stone Pillars are shown on the attached As-built Zoning Improvement Location & Topographic Plan dated 7 January 2022, revised through 2/10/2026.

The applicant respectfully requests the material modification remain as constructed. Final buildout with sign will be completed under Phase 4.

12. Light fixtures are not per the approved Plan
- a. Side wall fixture was not installed, per the approved Plan.
- MUST BE INSTALLED DURING PHASE II AND MUST BE SHOWN ON THE MODIFICATION PLAN / APPLICATION AS REGULATIONS REQUIRE PARKING LOT LIGHTING FOR MORE THAN 15 SPACES.
- Response: Notes have been placed on Sheet C-5.1 indicating verification of Phase 1 building lighting to be installed under the Phase 2 work, if required.**
- b. Front porch wall lights are not in conformance with the approved Plan, placement is fine.
- OK
- Response: Acknowledged**
- c. Rear porch wall lights are unknown (no access)
- INTERIOR ACCESS MUST BE PROVIDED TO CONFIRM LIGHTS HAVE BEEN INSTALLED.

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Response: Access has been granted for determination. Notes have been placed on Sheet C-5.1 indicating verification of Phase 1 building lighting and installation of any remaining lighting under the Phase 2 work.

- d. Parking lot lights are not per the approved Plan. Approved Plan called for placement of (2) light poles and there are (3) decorative lights placed that are solar only, nothing hard wired.
- MUST BE INSTALLED DURING PHASE II AND MUST BE SHOWN ON THE MODIFICATION PLAN / APPLICATION AS REGULATIONS REQUIRE PARKING LOT LIGHTING FOR MORE THAN 15 SPACES.

Response: Notes have been placed on Sheet C-5.1 indicating verification of Phase 1 building lighting to be installed under the Phase 2 work.

Removal of the middle light fixture has been specified on Sheet C-5.1. All installed Phase 1 solar lighting is specified to be replaced by the originally specified P1 Pole Light Fixtures.

13. Building is located 33.5' to the front setback line as opposed to 39.9', per the approved Plan, which may cause issues with the additional Phases. The required front setback, per Zoning Regulations is 30' so the building remains with the setback, but is not per the approved Plan.
- MUST BE SHOWN ON THE MODIFICATION PLAN / APPLICATION AS REGULATIONS REQUIRE PARKING LOT LIGHTING FOR MORE THAN 15 SPACES.

Response: The as-built building setback of 33.5 feet is shown on the survey.

While not consistent with the originally approved plan (39.9 feet), the building complies with the required 30-foot front setback per zoning regulations and does not adversely impact future phases.

14. E&S Control Bond expired on 10/14/2024. This Bond shall be renewed annually until the entire project is complete.

Response: The Erosion & Sediment Control Bond has been renewed and remains active.

The current bond is valid through October 24, 2026 and will continue to be renewed annually until project completion.

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Uncas Health District – Derek J. Albertson, WPCA Superintendent. Email dated 3/3/2026.

1. I spoke with Ron and Jon – the concerns previously raised about the fire hydrant still stand. We can't approve with the changes made.

Response: Acknowledged, the interior fire service line and fire hydrant have been removed.

CLA Engineers, Inc.– Kyle Haubert, P.E. dated 3/3/26

1. How will the level spreader be accessed for inspection and maintenance?

Response: Access to the level spreader will be provided from the south side of the Phase 1 and Phase 2 building units via maintained lawn/landscape areas. The route allows for routine inspection and maintenance using standard equipment.

The area surrounding the level spreader will remain unobstructed and stabilized to ensure long-term accessibility.

2. The extents of the retaining wall, wall elevations, and site grading should be reviewed and adjusted in the area behind units 13-19.

Response: The retaining wall layout and adjacent grading behind Units 13–19 have been revised on Sheet C-3.1

The updated design provides a continuous and constructible wall alignment, with coordinated grading to ensure proper drainage, slope stability, and transition to surrounding areas.

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3. The retaining walls to be constructed as part of Phase 2 may need to be temporarily extended further west toward Route 32 or grading will be required in the area of units 13-17 to complete Phase 3. Guide rail should be extended along the top side of the temporary wall or graded slope at the completion of Phase 2.

Response: Sheet C-2.2 (Phase 2) has been updated to reflect interim conditions required to accommodate future Phase 3 construction.

The retaining wall will be temporarily extended or transitioned to a graded slope to ensure stability at the Phase 2 limit of work.

A safety barrier (guide rail or equivalent protection) will be installed along the top of the temporary wall or slope at the completion of Phase 2, as appropriate to the final constructed condition.

The limits of disturbance have also been expanded to provide sufficient area for grading and safe construction of subsequent phases.

James E. Quill

James E. Quill, P.E.

CT PE # 14358



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