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21 April 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.

Building Department – Doug Colter, CFM, Building Official dated 4/8/26.

1. On snow storage, I would prefer the demising fence between phases be moved back to allow for snow storage.

Response: See Sheet C-2.1 for locations and Snow Management Plan.

The temporary fence shown on Sheet C-2.2 now illustrates shifting the temporary fencing northerly away from the temporary northern parking areas (Approximately 28 feet from the travel way on Phases 2 and 3). This will provide sufficient area for snow storage behind the curb.

2. The Accessible parking spaces must be moved to the East side of the parking lot to be “as close as practicable” to the building entrances.

Response: Accessible parking spaces have been relocated from the west side of the northwest parking area to the east side of the lot. This placement is as close as practicable to the building entrances in accordance with code requirements.

The revised layout necessitated removal of the narrow collector island previously providing a connection to the Route 32 walkway. Pedestrian access has been reconfigured accordingly to maintain a safe and compliant connection with a pedestrian ramp centered between two parking spaces and connecting to the public sidewalk system along CT Route 32.

Please refer to Sheet C-2.1 for updated layout.

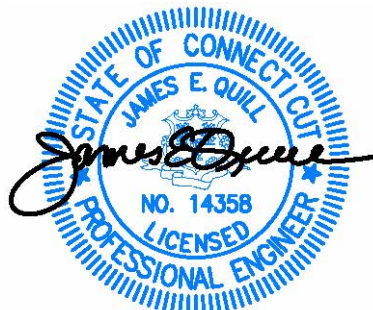
James E. Quill

James E. Quill, P.E.

CT PE # 14358

The Quill Group

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