



70 Essex Street, Mystic, CT 06355 ■ Phone: 860-536-7390 ■

Site Plan Application Narrative:
197 Route 32, Uncasville, CT

June 23, 2026

A. A written statement describing the existing and proposed use or uses.

The property is an existing home occupation dentist office located within the R20 Zoning District and the Route 32 Overlay Zone on a 33,837 square foot (0.78 Acre) lot. The proposed project consists of a change of use from the existing home occupation dentist office, which includes a residential component, to a full commercial financial planning office. The residential use will be discontinued, and the building will be utilized exclusively for professional office purposes. No building additions or site modifications are proposed. The only exterior improvement will be the addition of a handicap-accessible parking space within the existing parking lot. The proposed use is consistent with the existing office character of the property and will provide professional services to the community while supporting economic activity within the Route 32 corridor. All work will be completed in accordance with the Town of Montville Zoning Regulations.

