



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

**Site Plan Application Narrative:
695 Route 32, Uncasville, CT**

July 14, 2026

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

The property is an existing house and detached garage located within the C-1 Zoning District and the Route 32 Overlay Zone on a 52,314 square foot (1.20 Acre) lot. The proposed project consists of modifying the existing dwelling and constructing two additional single-family units to create a triplex development. The total proposed building area is 4,481 square feet, with a total site disturbance of 0.41 Acres.

Construction will utilize traditional methods and will proceed in one continuous phase following necessary zoning and building approvals. Construction staging will occur on-site. Clearing and grading will be limited to the area from Route 32 ROW to the sewer easement and demolition will be limited to the existing detached garage and existing dwelling unit addition. Parking and circulation will be reconfigured to comply with the off-street parking requirements of the Town of Montville Zoning Regulations.

The surrounding area along the Route 32 corridor is a mix of commercial and residential uses, including small businesses, single-family homes, and roadside commercial development. Abutting properties include a Dunkin' Donuts and a multifamily residential development. The proposed triplex is consistent with this existing pattern of development and will promote housing diversity in the area. The proposed project will be completed in accordance with the Town of Montville Zoning Regulations.