

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

January 10, 2023

Ms. Sara Lundy, Chair
Town of Montville Planning and Zoning Commission
Montville Town Hall
310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: Site Plan Submission
Atlantic Broadband (CT), LLC (Breezeline)
689 Old Colchester Road, Uncasville, CT
Assessor Map 030 Parcel 089-00A
CNE Reference No. 22102

Dear Chairperson Lundy and Members of the Commission:

On behalf of Atlantic Broadband (CT), LLC (“Breezeline”), Civilworks New England (CNE) hereby submits a Site Plan application for the redevelopment and improvement of the existing Atlantic Broadband (CT), LLC Breezeline telecommunication / broadband facility at the above referenced location.

Breezeline proposes to add a 1,216 SF office building to the property that will be an accessory use that will support the presently unmanned facility only. The office building will provide working spaces for two full time employees (technicians) and up to eight “transient” employees. Accordingly, a ten space parking lot is proposed on the property. Runoff from the redevelopment will be controlled by an on-site stormwater basin. The office building will be served by an on-site sewage disposal “septic” system and a private water supply well (neither presently exist). The office building and parking will be accessed via the existing site driveway that has ample sight distance in excess of 700 feet in both directions. Limited vehicle trips estimated to be between 4 and 20 trips per day (in and out total) are anticipated.

The following documents are enclosed to describe the project as proposed:

- Site Plan Application
- Site Plan set prepared by CNE dated January 10, 2023
- Stormwater Management Report prepared by CNE dated January 10, 2023
- Architectural Plans prepared by T-W Designs

A submission for the proposed septic system has been made to the Uncas Health District as well.

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It is our understanding that this proposal will be heard by the Commission at its' meeting on January 24, 2023.

Please contact our office if any additional information is desired or required in advance of the meeting.

Thank you for your attention to this matter.

Very truly yours,

CIVILWORKS NEW ENGLAND



Stephen J. Haight, P.E.

Copy: Atlantic Broadband (CT), LLC, Attn: John Levin