



Ellen Bartlett, P.E. • CPSWQ, Leed Accredited

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Town of Montville
Planning & Zoning
310 Norwich-New London Turnpike, enu
Montville, CT 06382

RE: Site Plan
B & W Paving and Landscaping

An application is being submitted by B & W Paving and Landscaping for a modification to the existing site located at 303, 307, and 309 Norwich-New London Turnpike. The site presently contains two existing buildings, which have previously been used as a variety of commercial uses, such as warehouse, retail, and office space. The buildings are presently vacant.

The project proposes to convert the two existing buildings to residential apartments. The property is zoned C1 and is within the Route 32 Overlay (OZ). The proposed project will consist of two – 2 bedroom apartments and fourteen – one bedroom apartments. Preliminary building plans have been provided in the application package.

Parking will be provided in accordance with the Zoning Regulations, as shown on sheet 2 of the site development plans.

SECTION 17.6 SITE PLAN REVIEWING AND BONDING

17.6.1 All of the existing structures have been designed and located on the property so that there will be adequate access for emergency vehicles. The posts under the 303 building's balcony will be relocated to provide 14 feet width for the one-way travel lane, in accordance with the Zoning Regulations

17.6.2 The streets serving the proposed use are adequate to safely carry the vehicular traffic generated by the proposed activity, and there will be provisions for entrance and exit points, which will not create a traffic hazard or undue traffic congestion. The site has access onto Route 32 and CT DOT has reviewed the site plan.

17.6.3 All proposed traffic access ways are adequate, but not excessive in number; adequate in width, grade, alignment, and visibility; adequate in distance from street intersections, places of public assembly and other access ways; adequate in design for other similar safety considerations.

17.6.4 Adequate off-street parking has been provided to prevent on street traffic congestion and the interior circulation system shall provide safe and convenient access to all required off-street parking. The parking spaces provided are in accordance with Section 14A.3 of the Zoning Regulations. All the travel lanes are in accordance with the widths required in the Zoning Regulations.

17.6.5 The general landscaping of the property comply with the appropriate sections of these Regulations; there are no existing trees to be preserved on the site; and there are no adjacent residential districts to screen from the project.

17.6.6 Lighting from the installation of outdoor lights will be fully shielded building mounted lighting that will not adversely affect abutting property or public streets.

17.6.7 The property is presently fully developed, and does not contain any sensitive environmental land features such as areas of steep slopes, wetlands, large bedrock outcrops, scenic views and historically significant features.

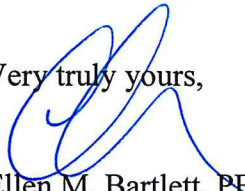
17.6.8 The property has previously been fully developed as a commercial development and the proposed use, under the Route 32 Overlay, is in general conformance with the intent of the Montville Plan of Conservation and Development.

17.6.9 The development must be reviewed and approved by CT DOT. Their review letter is attached, and the conditions have been addressed on the revised site plans.

17.6.10 A bond estimate for the E & S has been submitted for approval by the Town Engineer and Planner.

If you have any questions please do not hesitate to contact me.

Very truly yours,



Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional