

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
**Telephone: (860) 848-6779 - Email: [mbadalucca@montville-ct.org](mailto:mbadalucca@montville-ct.org)**

**MEMORANDUM FOR THE RECORD**

POST APPROVAL

January 23, 2024 PZC Meeting

Prepared by Meredith Badalucca, Asst. Planner on 01/19/24

**Property Address:** 303 (aka 303, 307 & 309) Norwich-New London Turnpike (CT Route 32), Parcel ID: 070/004/000, Uncasville, CT.  
**Application:** PZ #22SITE10.  
**Applicant(s):** Jim Wray, Lombardi Gravel, LLC  
**Property Owner(s):** Lombardi Gravel, LLC  
**Attorney:** N/A.  
**LS/PE:** Ellen Bartlett, P.E., Green Site Design

**Legal:** Approved with conditions on February 28, 2023.

**PROPOSAL:** Applicant is requesting approval of a Phasing Plan. There are no changes to the final plan. This will allow for the applicant to apply for a CZC & CO to occupy the building in Phase 1 prior to the completion of Phase 2.

Staff recommends the Commission approve the request.

The following MOTION is suggested for any favorable approval:

***"I make a MOTION to APPROVE the phasing plan entitled "Phase Plan, Owner: Lombardi Gravel, LLC, 303 (aka 303,307 & 309) Norwich-New London Turnpike, Uncasville, CT Prepared by Green Site Design, LLC, dated 8/12/22, revised to 1/18/24" for Application #22 SITE10 approved with conditions on 2/28/23 for 303 Route 32 (Parcel ID 070/004/000), Uncasville, CT - Applicant/Owner: Lombardi Gravel, LLC for multi-family development & associated site improvements as shown on a plan entitled "Multi-Family Development, 303 (aka 303,307 & 309) Norwich-New London Turnpike (Route 32), Uncasville, CT Prepared by Green Site Design, dated 8/12/22, Revised to 2/22/23". All conditions of approval from 2/28/23 shall be met.***