

April 5, 2024

Town of Montville
Planning Department
310 Norwich-New London Turnpike
Montville, CT 06382

RE: Site Plan
1492 Hartford – New London Turnpike

An application is being submitted by Jeff Daniels for a site development plan proposing a processing, material storage, and equipment storage facility per section 12.2.16. The site was previously undeveloped. Several concrete block material storage bays will be installed on the site. The work on the site will be completed in two phases. In phase I, two access drives will be constructed. One from Route 85 and one from Sachatello Industrial Drive that will utilize the easement at the entrance of 1 Sachatello Industrial Drive (See sheet 1 of Site Plan). The site will be graded and the water quality basin will be installed, along with a concrete block material storage bay. A processing area and several stockpile areas will also be added in phase I. In phase II, a construction trailer will be brought onto the site and a septic system will be constructed for it. The other concrete block material storage bays will also be added in phase II. The layout and size of the material storage bays is conceptual and is subject to change. The equipment being stored on the site will consist of construction equipment including excavators, dump trucks, bulldozers, etc.

The site is zoned light industrial and consists of 5.62 acres. There are approximately 0.38 acres of wetlands on the site. Not work will be conducted within the wetlands or the 50' upland review area.

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

Very truly yours,

Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional