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May 1, 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. And per section 12.2.5, wholesale of earth materials to contractors. 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, one access drive will be constructed, 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 and forebay 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, and a second access drive out to Route 95. The other concrete block material storage bays will also be added in phase II. The equipment being stored on the site will consist of construction equipment including excavators, dump trucks, bulldozers, etc, and are listed on sheet 5.

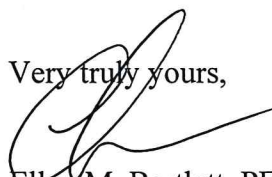
As per Section 4.11.11.3, the following has been provided on the plans: Operating hours will be 7AM – 5PM Monday thru Friday, and 8AM - 5PM on Saturdays. A Pollution Prevention Plan is on sheet 5 of the site plans. In addition, sheet 5 has a list of equipment to be used/stored on the site, an Operation and Maintenance of Drainage System description has been provided, and a Dust Suppression plan. And the topographic survey has been certified as a T-2 on sheet 2.

The site is zoned light industrial and consists of 5.6 acres. There are approximately 0.38 acres of wetlands on the site. No work will be conducted within the wetlands or the 50' upland review area.

Two access drives are proposed. The temporary access from 1502 Hartford- New London Turnpike, will be utilized during construction and not during the life of the facility. In Phase I, an access drive will be constructed onto Sachatello Industrial Drive, and in Phase II a second access drive will be constructed onto Route 85, if approved by CT DOT. An easement was previously provided, specifically for this purpose of providing access onto Sachatello Industrial Drive, and is shown on sheet 1, to allow access onto Sachatello Industrial Drive from this property. Providing interconnections between commercial properties and town Roads, located along CT State roads, is a standard practice, and required by many Planning Commissions. This easement was provided to address a number of traffic safety concerns. The primary reason is that the sight lines are better onto Route 85 from Sachatello Industrial Drive, therefore slow accelerating trucks leaving the site will be safer turning onto Route 85 from Sachatello Industrial Drive. Also to minimize traffic onto Route 85, that are heading southerly, in the direction of East Lyme or to other industrial facilities on Butlertown Road and Sachatello Industrial Drive. The goal is to minimize the use of curb cuts onto State highways and major collector roads, that have heavy traffic volumes.

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

Very truly yours,



Ellen M. Bartlett, PE, CPSWQ
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