

June 7, 2024

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

RE: Modified Site Plan – 303 Norwich-New London Turnpike
B & W Paving and Landscaping

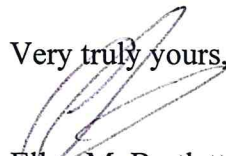
An application is being submitted by B & W Paving and Landscaping for a modification to the previously approved site plan, for the property located at 303, 307, and 309 Norwich-New London Turnpike. The site presently contains two existing buildings, which have previously been used as a variety of commercial uses, such as warehouse, retail, and office space. The Phase I building has been renovated into an apartment building and the majority of the Phase I site improvements have been completed. The proposed modifications to the approved site plan have been shown in blue on the plans and are described as follows:

1. The building mounted lighting is requested to be modified to provide adequate lighting surrounding the building, near the mailboxes, and small lights next to each doorway. Free standing light posts are requested to be added in the area of the rear parking area to provide adequate lighting for safety.
2. Eversource dictated that the electrical panels go along the rear of the Phase I building, where the dumpster was located on the approved site plans. Unfortunately Eversource will not meet until after a project has received site plan approval from the Towns. Therefore, the dumpster enclosure is proposed to be relocated as shown on the modified site plans.
3. The new dumpster location eliminated one parking space, therefore a new parallel parking space has been added along the north property line.
4. As part of Phase I construction, the Handicap Van sign has been installed outside of the Phase II building, as per the original approved site plan.
5. The retaining walls in the rear have been installed in different locations than shown on the approved site plan. We are asking for approval of the new

- retaining wall locations, as shown in blue on the modified site plan. The new retaining wall configuration is tiered, spreading out the loads.
6. A modification is requested to allow timber guide rails instead of metal guide rails.
 7. As the sidewalk leading down to the rear parking lot is not flush with the pavement until the surface course of pavement is installed, a temporary asphalt transition has been installed to prevent a tripping hazard.
 8. The 6 bollards in front of the old landscaping along front of the Phase I building, were called out to be removed, on the approved site plan. We are requesting that new bollards be installed in front of the new sidewalk in front of the Phase I building, for safety, as the mailboxes are located along the front of the building and pedestrian traffic will be highest in this area.
 9. The original approved site plan showed a new bollard at the corner of the sidewalk in front of the Phase I building. We propose to relocate this bollard just slightly around the corner of the sidewalk, as the corner is a narrow driveway area. The purpose of the bollard was to protect the column from the balcony, and it will still provide protection to the column in the revised location. The modified site plan also proposes one more bollard to protect the last column of the balcony, located approximately 30 feet from the first bollard.
 10. Four additional bollards are proposed along the rear of the Phase I building, in front of the electrical panels that Eversource installed. These bollards were required by Eversource.
 11. The modified site plan is requesting that the base course of pavement be installed throughout the site in Phase I, and the surface course of pavement be installed in Phase II, once the renovations of the Phase II building are completed. The surface course of pavement will be damaged during construction.

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

Very truly yours,



Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional