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June 13, 2024

Ms. Meredith Badalucca, CZEO  
Assistant Planner  
Town of Montville  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

**Re: 24SITE5 – Lombardi Gravel, LLC  
303 Norwich-New London Turnpike  
Uncasville, CT  
Site Development Plan Modifications Review**

Dear Ms. Badalucca,

Per your request Boundaries LLC has completed a review of the site plan modifications for the proposed multi-family re-development located at 303 Norwich-New London Turnpike (Map 070, Lot 004-000) prepared by Green Site Design, LLC.

The following documents were received as part of the application package:

- Site Plan Application.
- Project Narrative Letter.
- Modified Site Plan Prepared for Lombardi Gravel, LLC, 303 (AKA 303,307 & 309) Norwich-New London Turnpike (Route 32), Uncasville, CT, June 7, 2024.

The site plan for this development was previously approved by the Town of Montville Planning & Zoning Commission and this review is intended to be limited to the proposed modifications to the approved site plan. I have no comments or questions regarding the proposed modifications to bollard locations, the replacement of metal guide rail with timber guide rail, the dumpster enclosure location, or electrical panel location. Completing the final course of paving at the end of the project to avoid damage from construction equipment is a common practice.

I have the following comments or questions on to the proposed modifications to the approved site plans:

- Please confirm applicant and owner contact information and signatures for the project record. The site plans indicate that Lombardi Gravel, LLC is the owner and applicant. The narrative indicates that B & W Paving and Landscaping is the applicant. The application form indicates that



the owner and applicant is Lombardi Gravel, LLC. However, the applicant contact information is for B&W Paving and Landscaping.

- Please verify that the proposed light standard height of 20 feet is necessary to illuminate the parking areas and that the proposed lights at that height do not result in adverse effects on abutting properties per Section 17.6.6 of the Zoning Regulations.
- Please verify that the proposed double light fixture on the shared property line with 289 Route 32 (southerly property) can be installed without encroaching onto the abutting property. The light pole base symbol appears to extend over the property line.
- Please verify the parking space count for the project record. It appears that 32 spaces are being provided instead of 33. The six spaces indicated where the dumpster enclosure has been moved should be updated to five.
- Please evaluate if a radius is required on the raised curbed island to allow the garbage truck to reverse away from the modified dumpster enclosure location to exit the property.
- Please confirm the location of the retaining wall along the shared property line with 21 Maple Avenue Extension, the line shown on the plan appears to extend over the property line.
- Please verify that the wall design and installation was approved by a structural engineer per the included detail given the height of the walls, proximity to property lines, and proximity to guide rail posts.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.