

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

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.

The following comments from Boundaries, on to the proposed modifications to the approved site plans, have been addressed in bold:

- 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.
The applicant and owner is Lombardi Gravel, LLC. Jim Wray is the owner of both Lombardi Gravel, LLC and B&W Paving and Landscaping. Therefore, the contact info is the same for both.
- 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.
The abutting properties are zoned commercial C-1, and appreciate the additional lighting on their properties. Jim Wray has been working closely with the neighbors to address any concerns they had. In general the neighbors are happy that he is cleaning up an existing abandoned property that has been an eyesore for some time. Attached are letters signed by the abutters to the freestanding lighting, stating that the lighting is not bothersome to their property. The owner of 25 Maple Ave. has been away the past week. A letter will be provided as soon as possible.
- 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.
The double light fixture has already been installed and is functional adjacent to the property line, and again attached are letters signed by the abutters to the freestanding lighting, stating that the lighting is not bothersome to their property.
- 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.
Sheet 1 has been revised to show the 5 spaces next to the dumpster and a total of 32 spaces.
- 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.
The raised curb island was required and reviewed by the previous reviewing engineer, and is not a modification to the previously approved site plan. The dumpster location is a modification. The garbage truck has been emptying the dumpster since the island was installed, with no problem. Attached is a truck turning plan.
- 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.

The retaining wall has been constructed along the property line. Attached is a letter from the abutter stating that the lighting and the retaining wall location is fine with them.

- 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.

The retaining wall design and installation was approved and reviewed by a civil engineer, licensed for structural design and experienced with retaining wall design.

Lombardi Gravel LLC
305 Butlertown Road
Oakdale CT 06370

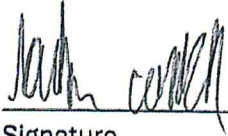
June 14, 2024

Easley Shanda
29 Maple Ave Ext
Uncasville, CT 06382

To whom it may concern:

Does the lighting on the property at 303 Norwich New London Turnpike infringe on your property in anyway?

By signing below, I agree that the lighting on the property located at 303 Norwich New London Turnpike, Uncasville CT is not bothersome to my property.



Signature

Isaiah Campbell 6/14/24

Print Name

Date

