

Property Address: 303 Norwich-New London Turnpike (Route32), Parcel ID: 70/004/000
RESPONSES TO STAFF COMMENTS SHOWN IN BOLD:

1. Revise application to state project address as 303 only
Application has been revised as requested.
2. Revise application to state if there are regulated wetlands, acreage and permit date if applicable
Application has been revised as requested.
3. Revise application to indicate applicable zoning regulations.
Application has been revised as requested.
4. Revise application to indicate water supply.
Application has been revised as requested.
5. Revise application to indicate if project has received approval from Uncas Health District and appropriate Water Authority. If N/A, please indicate.
Application has been revised as requested. We had a review by Uncas Health regarding the abandonment of the well.
6. Revised application to state correct number of parking spaces provided.
Application has been revised as requested.
7. Revise narrative to reflect correct applicant/property owner.
The narrative has been corrected.
8. Provide As-Built sheet that calls out only changes that were made to approved plan. Provide detailed description in narrative as to why these changes were necessary.
The As-built plan has been included, and the changes have been highlighted. The narrative has been revised to include more detail as to the changes.
9. Revise plan to indicate Phase II Building as 303, not 307 & 309.
Sheets 1 and 2 have been revised to correct this.
10. Revise plan to show door lights, if any on Phase II Building.
Door lights have been shown on the Phase II building.
11. Revise plan to show five (5) building mounted lights on Phase II Building per approved phasing plan.
The building mounted lights have been shown. (Not sure why they got deleted from the plan)
12. Show curbing as installed at the northern five (5) parking spaces near Phase II building. (Per ZR Section 18.11).
There is bit conc curbing installed along the 5 parking spaces, which was called out on sheet 1. There is also a fence to prevent cars from extending over the property line.
13. Additional parking space to the north is not perpendicular to the access drive. Per ZR Section 18.8.2, parking spaces shall be entered and exited along interior drives arranged perpendicular to access drives wherever possible. This change is being requested due a field change in the approved parking plan which called for all perpendicular parking spaces.
As per comment number 19, the dumpster location is shown to be relocated to the front of the property, therefore, the parallel parking space has been eliminated.
14. Revise plan to show correct amount of parking space in the area of the dumpster.
As per comment number 19, the dumpster location is shown to be relocated to the front of the property, therefore, the parallel parking space has been eliminated. And there are now 6 parking spaces in this area.
15. Revise plan indicate correct number of parking spaces provided.

- Sheet 1 has been revised to show 32 spaces.**
16. Revise plan to show correct existing side yard setback.
Sheet 1 has been revised to show the 2 foot existing setback.
17. Revise plan to include a "no parking" sign on dumpster enclosure
Sheet 1 has been revised to show the no parking sign.
18. The provided Truck Turning Plan indicates that the garbage truck will encroach on newly created parallel parking space. Show on plan if garage truck can maneuver under balcony of Phase I building.
As per comment number 19, the dumpster location is shown to be relocated to the front of the property, therefore the garbage truck no longer needs to swing around the back of the building.
19. Staff suggest relocating dumpster to the island in the southeast of the front parking area to avoid the garage truck having to back into a one-way lane. This will also allow for the approved parking layout.
The plan has been revised to show this new location for the dumpster pad.
20. Call out timber guard rail as installed in parking area near dumpster.
The timber guard rail has been shown on sheet 1, as per the As-built.
21. Parking spaces to the Northeast of the site are not indicated on plan as currently configured on site.
The parking configuration on the site has been revised to reflect the current conditions.
22. Any space in the parking area to the northeast of the site that is not 9' wide shall be stripped for no parking.
Sheet 1 shows a no parking sign to be installed at the space at the end of the lower parking lot.
23. The double lamp to the southeast of the property are encroaching on adjacent property. Provide easement from property owner.
We have submitted a letter signed by the property owner stating that he has no issues with the lighting. If this site plan is approved, then we have added a note to sheet 1 that a easement document must be provided.
24. Retaining wall to the north of the property is encroaching on adjacent property. It also appears to extend further than approved plan. Please provide detailed narrative as to why this extension was necessary. Also, provide easement from property owner.
We have submitted a letter signed by the property owner stating that he has no issues with the retaining walls. If this site plan is approved, then we have added a note to sheet 1 that a easement document must be provided.
25. "Decorative Block Retaining" area is configured differently than approved plan. Please explain in detail why this change was necessary and show on plan all changes made.
The decorative block wall is an upgrade from what was originally approved. It is definitely better looking.
26. Provide architectural drawings for Phase I and Phase II per ZR Section 17.4.18.
The architectural drawings are included in this submittal.
27. Provide Grading and Drainage Sheet as Note 3 on Sheet 2 refers to Sheet 3 of approved plan.
This note has been revised.
28. Provide door light detail per ZR Section 17.4.14.
A door light detail has been provided on the detail sheet.
29. Include separate Phase I & Phase II sheet
Separate Phase plans have been added to the plan set.

Boundaries commented in their June 20th letter, that the truck turning radius interferes with the parallel parking space. That comment has been eliminated by addressing comment number 19, and the need to drive around the building.