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July 8, 2024

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

RE: Modified Site Plan – 303 Norwich-New London Turnpike
Applicant/ Owner: Lombardi Gravel, LLC

An application is being submitted by Lombardi Gravel, LLC for a modification to the previously approved site plan, for the property located at 303 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. The highlighted As-built plan shows these changes as well as the Modified Site Plans. An easement is being provided for the one light post along the southerly property, as the base extends over the property line.
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. The highlighted As-built plan shows these changes as well as the Modified Site Plans
3. The dumpster location has been relocated to the location recommended by the Assistant Planner, in the front parking lot. This eliminates the need for the garbage truck to back out of the rear parking area.

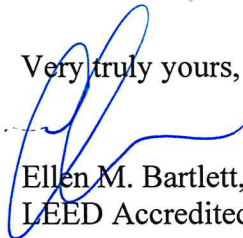
4. As part of Phase I construction, the Handicap Van sign has been installed outside of the Phase II building, as per the original approved site plan.
5. The 5 parking spaces located along the southerly property line, in the front of the building, were built adjacent to the property line. The original approved site plan showed these spaces being located 3 feet off the property line. It is our professional opinion that these spaces are better located as they have been installed, as it allows a wider aisle to allow the garbage trucks to be able to maneuver around to empty the dumpster and to turn around before leaving the site. Other wise the truck would be forced to back out onto Route 32. The same is true for emergency vehicles entering and leaving the site. This is a safety issue.
6. The one retaining wall located at the eastern end of the rear parking lot has been installed in different location than shown on the approved site plan. We are asking for approval of the new retaining wall location, as shown in blue on the modified site plan. The new retaining wall configuration is tiered, spreading out the loads, which is preferable to one single wall. A decorative block wall was installed along the access drive to the rear parking lot, as it was much more visible and is an aesthetic upgrade from the block wall that was approved. The decorative block wall was installed in the area that it a retaining wall was needed, as the contractor was able to eliminate a section of wall and grade that section without the full length of the retaining wall. The highlighted As-built plan shows these changes as well as the Modified Site Plans
7. A modification is requested to allow timber guide rails instead of metal guide rails. The timber guide rails are aesthetically more pleasing, and have been reviewed by the Town's consulting engineer, who has no issues with the revision. The highlighted As-built plan shows these changes as well as the Modified Site Plans
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. The Town's consulting engineer has reviewed the bollard locations and has no issues with this revision. The highlighted As-built plan shows these changes as well as the Modified Site Plans
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. The Town's consulting engineer has reviewed the bollard locations and has no issues with this revision.
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. The highlighted As-built plan shows these changes as well as the Modified Site Plans. The Town's consulting engineer has reviewed the bollard locations and the electrical panels and has no issues with this revision.

Again, the Town's consulting engineer has reviewed the bollard locations and has no issues with this revision

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. The Town's consulting engineer has reviewed this request and does not have an issue with it, as it is a common practice.
12. The existing exterior stairway, located at the rear of building 1, must be reconstructed in order to be in compliance with the current building code. It is being reconstructed in the original location that was shown on the approved site plan. In addition, there must be a roof built over the stairs in order to be code compliant. This is noted in blue on sheet 1 of the site plans.
13. As part of the original site plan approval, the preliminary building plans for the Phase II building called for the building to be completely renovated. As part of the approval process for the building permit, additional requirements make it necessary to demolish the eastern section of the building, in order to make it code compliant. Revised preliminary building plans were submitted with the modified site plan application.
14. There was a line of shrubs along the southwesterly property line. The original approved site plan called for these shrubs to be trimmed. The shrubs were in poor condition, and with the consent of the adjacent property owner, D & R Holdings, the shrubs were removed. Sheet 1 shows the word remove in blue verses the word trim.

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

Very truly yours,



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