

☐ Yes ☒ No

This project requires a State General Stormwater Quality Permit.

Registration # _____

☐ Yes ☒ No

This project requires a permit from the Army Corps of Engineers.

☐ Yes ☒ No

This project requires a Water Diversion Permit.

☐ Yes ☒ No

This project requires a Dam Permit.

☐ Yes ☒ No

This property is subject to a Conservation Restriction and/or a Preservation Restriction. If yes, attach a copy of certified notice.

☐ Yes ☒ No

Drainage calculations submitted:

Date _____ Rev. date _____ Rev. date _____

☐ Yes ☒ No

This project requires a OSTA (Office of State Traffic Commission) Permit.

☐ Yes ☒ No

This project requires a DOT Encroachment Permit.

☐ Yes ☒ No

The plan has been submitted to the DOT District 2 Office.

Number of parking spaces provided 11 Office: 10 trips per 1,000 SF

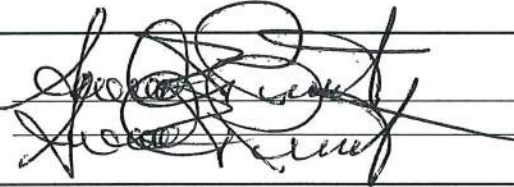
Number of vehicle trips per day generated by this project Warehouse: 5 trips per 1,000 SF

Total Trips: 29 trips per day

☒ Yes ☐ No

A determination of applicability of of the following Zoning Regulations Sections 17.4.5, 17.4.7, 17.4.15, 17.4.18

Signature of Applicant
Signature of Owner



Date _____

Date _____

OFFICE USE ONLY

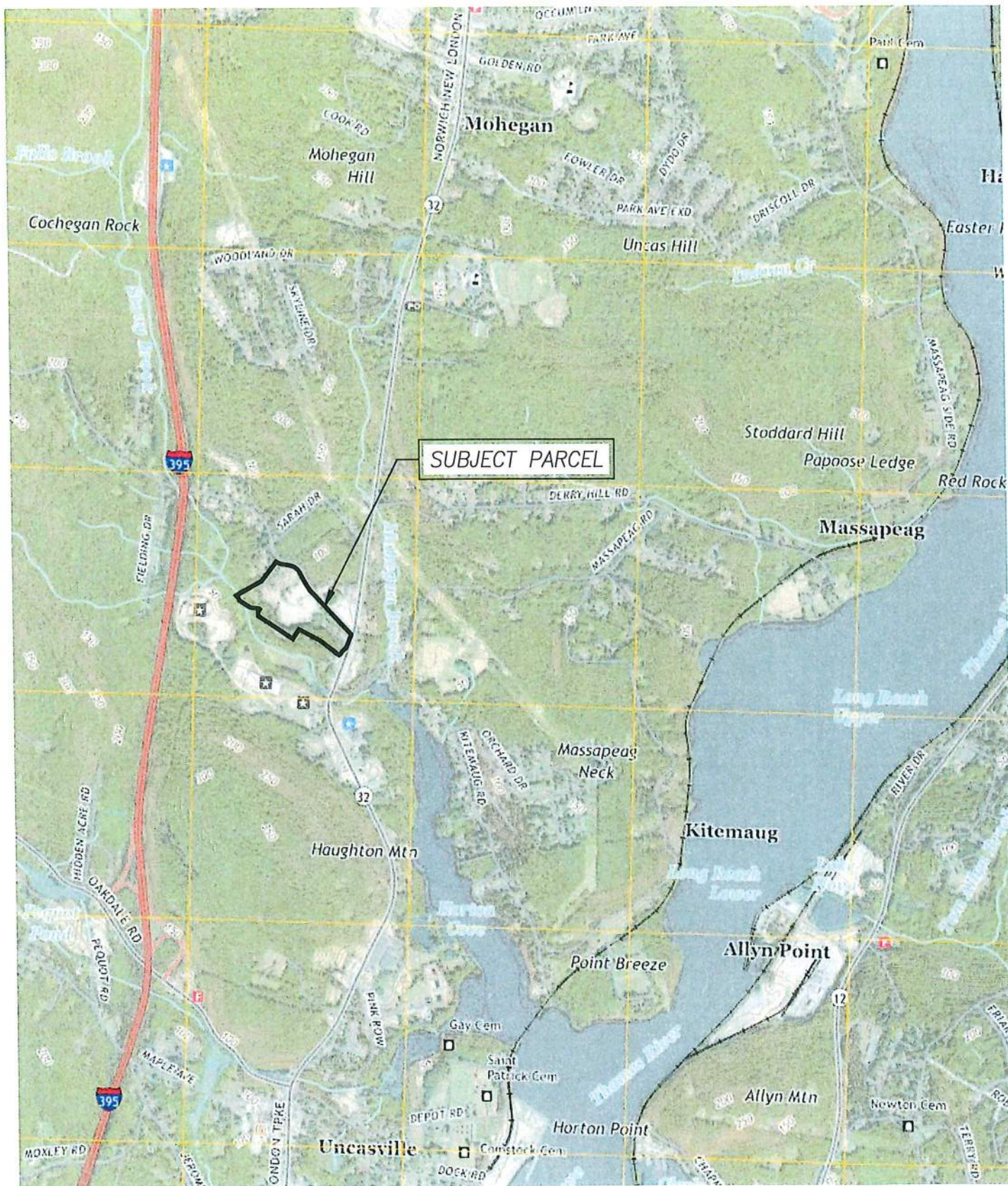
Review	Date Sent	Date Received
Town Engineer		
Uncas Health District		
Fire Marshal		
Building Official		
Mayor		
WPCA		
DOT District 2		
N.L. Water		
Other		

Date of Receipt _____ Date of Public Hearing _____ Date Hearing Closed _____

Date of Extension #1 _____ Date of Extension #2 _____ Terminal Date _____

Site Plan /Special Permit Application

Page 2 of 2



BOUNDARIES

Boundaries LLC
179 Prichard River Drive, Gilead, CT 06351
T860.376.2004 | www.boundariesllc.com



Location Map (Uncasville Quad) Sammy P Inc.

1080 Route 32 - Uncasville, CT

SCALE: 1"=2,000'

DATE: July 2024

JOB NO. 24-3409

FIGURE 1

Site Plan Review Checklist

Site plans are required for all commercial and industrial uses and residential special permits. Site plans shall comply with Section 17 of the Zoning Regulations and shall be drawn at a scale of 1"=40' or at a scale approved by the Planning Director. (Maximum size 24" x 36")

- ☒ A written statement describing the proposed use or uses in sufficient detail will be submitted with each site plan to determine compliance with the permitted uses or special permits in the applicable district.
- ☒ A location map at a scale of one inch (1") equals 1,000 feet shall be submitted showing the subject property, streets, lot lines, and zoning district boundaries within 1,000 feet of the subject property. If space permits, the location map may be included as an insert on the site plan as required in section 17.4. An 8-½ x 11 inch photocopy of a USGS quad map with the project outlined must accompany the site plan.
- ☒ The name and address of the applicant and owner of record.
- ☒ North arrow, scale, date of the drawing or its revision and the name(s) and seal(s) of those persons preparing the site plan.
- ☒ Property boundaries, dimensions, and area in acres and square feet and all existing monuments, pipe markers and other physical evidence concerning property boundaries.
- ☒ Zoning districts and dimensions of all yards as required by these regulations. This information will be shown in both mapped and tabular form.
- ☒ Existing and proposed contour lines at 5 ft. intervals. The Town Planner may require a 2 ft. contour interval in order to clearly show topography and drainage. Shown for the area of proposed site plan only.
- ☒ Location, width, and purpose of all existing and proposed easements and rights-of-way on the property.
- ☒ Location of all existing watercourses, wetlands, public water supply watershed boundaries, bedrock outcrops, and where appropriate, the mean high water line, flood hazard areas, and channel encroachment lines. Wetlands not delineated as all activity is located in former paved limits.
- ☒ Location and size in square feet of all existing and proposed structures including underground storage tanks and uses on the property and the approximate locations and size of all existing structures on the abutting properties which are within 100 feet of the property lot lines.
- ☒ Location of all storage areas for materials, supplies, products, vehicles and equipment that will not be kept inside a structure as required by the zoning regulations.
- ☒ Location, size, and arrangement of all parking and loading areas including existing and proposed driveway entrances and exits. The Town Planner may require the applicant to submit a traffic evaluation report or pedestrian report prepared by an engineer, licensed in the State of Connecticut, if the proposed development has the potential to impact traffic flow or significantly impact peak traffic counts.
- ☒ Location, size, and arrangement of all pedestrian walkways and sidewalks.
- ☒ Location, layout, type, and size of buffer or landscape area, plant materials, fencing, screening devices, or other materials proposed for use.

Site Plan Review Checklist

Page 1 of 3

- ☒ Location, size, height, lighting, and orientation of all signs.
No new signs proposed at this time.
- ☒ Location, size, height, and orientation of all outdoor lighting facilities.
Existing lighting proposed to be reused. No new lighting proposed at this time.
- ☐ The stormwater drainage system, including the location and elevations of all existing and proposed street drainage facilities within 100 feet of the property. The Town Planner or Town Engineer may require additional information and/or details regarding off-site drainage features affected by, or impacting upon the proposed development. Stormwater management systems shall be designed in accordance with the 2004 Connecticut Stormwater Quality Manual as may be amended from time to time.
Determination of Applicability requested.
- ☒ Location, size, and type of all water and fire protection facilities.
- ☒ Location, size, and type of all sewerage disposal facilities.
- ☐ Building elevations or preliminary architectural drawings showing the general type of building proposed for construction.
Determination of Applicability requested.
- ☐ N/A In cases where the applicant intends to develop in stages, an overall site and staging plan shall be required.
- ☐ N/A The Commission may require the applicant to submit an environmental evaluation report for a proposed development located in an environmentally sensitive area. Evaluation reports by independent professionals and other experts such as hydrologists, geologists and soil scientists may be required at the expense of the applicant.
- ☒ All signature and waiver blocks must be located in the lower right corner.
- ☐ N/A Certificate of Public Convenience and Necessity in accordance with Section 4.10.8 of the Zoning Regulations.
- ☐ N/A Sanitary Waste Disposal Plan. For any site which is to be served, and is capable of being served, by an operational public sanitary sewer line prior to occupancy, the site plan shall depict the sewer lateral and other engineering information suitable to determine that connection to an operational sanitary sewer line is feasible. In addition, the applicant shall provide evidence from the Montville Water Pollution Control Authority that it is capable of providing sanitary sewer service to the subject site. If the applicant proposes to utilize a community sewerage system, as defined in C.G.S. Section 7-245 as may be amended from time to time, a report from the Montville Water Pollution Control Authority indicating that all requirements of C.G.S. Section 7-246 as may be amended from time to time have been satisfied shall be provided.
- ☒ An Erosion and Sediment Control Plan designed in accordance with Section 15.1 of the Zoning Regulations.
- ☐ N/A **Special Requirements for Uses in Public Drinking Water Supply Watersheds** The following special requirements shall apply to all Special Permit uses located within the Lake Konomoc and Stony Brook Reservoir watershed:
 1. All septic systems shall be designed by a Sanitary Engineer registered in the State of Connecticut, and shall include a renovation analysis demonstrating compliance with current standards adopted by the DEEP.
 2. No stormwater discharge from parking areas, roadways, rooftops or areas covered with similar impervious surfaces shall be deposited directly into any wetland or watercourse, nor discharged directly into the ground. Suitable surface and/or subsurface measures shall be taken to detain, filter, renovate and otherwise improve the quality of any such waters before discharge to surface or subsurface waters on or off the site. Existing wetlands may be employed for final treatment of stormwaters to the extent of their capacity to do so, but only after initial treatment by new wetlands or structural filtration methods.

- ☐ N/A Digital data for Special Permits and Resubdivisions/Subdivisions shall be provided to the Planning Office after the recording of the final mylars on the land records. For Site Plans, the data shall be provided to the office after all signatures have been obtained by the appropriate authorities and prior to the issuance of a Zoning Permit.

- The Digital Data shall include:
 - a. One (1) PDF copy of the project
 - b. Copy of the project in ArcView (GIS) format or AutoCAD
 - Shapefile (.shp)
 - Geodatabase (.mdb)
 - Export file (.e00)
 - AutoCAD.dwg
- Having all features in a single AutoCAD layer or GIS file will not be accepted. For example, there must be separate layers/files for text, buildings, roads, wetlands, etc
- All data represented in a digitally submitted AutoCAD or GIS drawing must be registered to the CT State Plane Coordinate System Using NAD 1983 datum.
- Data can be submitted to the Planning Office via a flash-drive or CD.

DETERMINATION OF APPLICABILITY

The Commission may determine that one (1) or more of the site plan ingredient requirements of Section 17.4 is not necessary or required to reach a decision on the application. A determination of applicability of the applicable section(s) must be requested in writing by the applicant.

Please refer to the Zoning Regulations to insure that you meet all requirements for setbacks, parking, signs, etc.

EROSION & SEDIMENT CONTROL CHECKLIST

Monitoring and Maintenance: The E&S plan and any revisions, shall identify an agent or agents who have the responsibility and authority for the implementation, operation, monitoring and maintenance of E&S measures. Such agent(s) shall be familiar with each control measure used including its limitations, installation, inspection and maintenance. When control measures fail, or are found to be otherwise ineffective, such agent(s) shall coordinate plan revisions with a professional experienced in erosion and sediment control and any approving agency when that agency's approval is required. Such agent(s) shall have the additional responsibility for ensuring all erosion and sediment controls are properly installed and maintained the construction site before predicted major storms. A major storm is defined as a storm predicted by the National Office of Atmospheric Administration (NOAA) Weather Service with warnings of flooding, severe thunderstorms or similarly severe weather conditions or effects.

Each measure has inspection requirements included in the measure's section entitled "Maintenance". Many of the measures require inspections at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater; some others require daily inspection. Only the permanent measures have less frequent inspections. More frequent inspections than those identified in the measure may be necessary for sites that are heavily traveled and before major storms.

NARRATIVE

- ☒ Purpose and description of project.
- ☒ Estimates of the total area of the project site and the total area of the site that is expected to be disturbed by construction activities.
- ☒ Identification of site-specific erosion or sediment control concerns and issues.
- ☐ N/A The phases of development if more than one phase is planned.
- ☒ The planned start and completion dates for each phase of the project.
- ☒ *Either provide or identify where in the E&S plan the following information is found:*
 - ☒ The design criteria, construction details and maintenance program for the erosion and sediment control measures to be used.
 - ☒ The sequence of major operations within each phase, such as installation of erosion control measures, clearing, grubbing, excavation, grading, drainage and utility installation, temporary stabilization, road base, paving for roadways and parking areas, building construction, permanent stabilization, removal of temporary erosion control measures.
 - ☒ The time (in days) required for the major operations identified in the sequence.
- ☒ Identify other possible local, state and federal permits required.
- ☒ Identify the conservation practices to be used.
- ☐ N/A A listing of all other documents to be considered part of the E&S plan (e.g. reports of hydraulic and hydrologic computations, boring logs, test pit logs, soils reports, etc.).

SUPPORT DOCUMENTS

- ☐ *Hydraulic Calculations:* Determination of Applicability requested.
 - ☐ Size and locations of existing and planned channels or waterways with design calculations and construction details.
 - ☐ Existing peak flows with calculations.
 - ☐ Planned peak flows with calculations.
 - ☐ Changes in peak flows.
 - ☐ Off-site effects of increased peak flows or volumes.
 - ☐ Design calculations and construction details for engineered measures used to control off-site erosion caused by the project.
 - ☐ Design calculations and construction details for engineered measures used to control erosion below culverts and storm sewer outlets.
 - ☐ Design calculations and construction details for engineered measures used to control groundwater, i.e. seeps, high water table, etc.
- ☐ *Boring logs, test pits logs, soils reports, etc.*

SITE DRAWING(S) CHECKLIST

- ☒ *Jurisdictional features Required on All Maps or Drawings:*
 - ☒ North Arrow.
 - ☒ Scale (including graphical scale).
 - ☒ A title block containing the name of the project, the author of the map or drawing, the owner of record for the project, date of drawing creation and any revision dates.
 - ☒ Property lines.
 - ☒ For plans containing E&S measures which require an engineered design, the signature and seal of a professional engineer licensed to practice in Connecticut.
- ☒ *Site Locus Map:*
 - ☒ Scale (1:24,000 recommended).
 - ☒ Project location (show property boundaries and at least the area that is within 1000 feet of the property boundaries).
 - ☒ Roads, streets/buildings.
 - ☒ Major drainage ways (at least named watercourses).
 - ☐ N/A Identification of any public drinking water supply watershed area.
- ☒ *Topography, Natural Features and Regulatory Boundaries:*
 - ☒ Existing contours (2 foot intervals).
 - ☒ Planned grades and elevations.
 - ☐ N/A Seeps, springs.
 - ☒ Limits of cuts and/or fills.
 - ☐ N/A Soils, bedrock.

- ☐ Inland wetlands boundaries. Determination of Applicability requested.
- ☒ FEMA identified floodplains, floodways and State established stream channel encroachment lines.
- ☒ Streams, lakes, ponds, drainage ways, dams.
- ☒ Existing vegetation.
- ☒ Tidal wetland boundaries and coastal resource limits (e.g. mean high water, shellfish beds, submerged aquatic vegetation, CAM boundary).
- ☐ N/A Public water supply watershed, wellheads or aquifer boundaries (when available).

- ☐ *Drainage Patterns* Determination of Applicability requested.
 - ☐ Existing and planned drainage patterns (including offsite areas).
 - ☐ Size of drainage areas.
 - ☐ Size and location of culverts and storm sewers (existing and planned).
 - ☐ Size and location of existing and planned channels or waterways.
 - ☐ Major land uses of surrounding areas.

- ☒ *Road and Utility Systems*
 - ☒ Planned and existing roads and buildings with their location and elevations.
 - ☒ Access roads: temporary and permanent.
 - ☒ Location of existing and planned septic systems.
 - ☐ N/A Location and size of existing and planned sanitary sewers.
 - ☒ Location of other existing and planned utilities, telephones, electric, gas, drinking water wells, etc.

- ☒ *Clearing, Grading, Vegetation Stabilization*
 - ☐ Areas to be cleared, and sequence of clearing. No clearing proposed in this site plan.
 - ☐ Disposal of cleared material (off-site and on-site). No clearing proposed in this site plan.
 - ☒ Areas to be excavated or graded, and sequence of grading or excavation.
 - ☒ Areas and acreage to be vegetatively stabilized (temporary and/or permanent).
 - ☒ Planned vegetation with details of plants, seed, mulch, fertilizer, planting dates, etc.

- ☒ *Erosion & Sediment Control Drawing*
 - ☒ Location of E&S measure on site plan drawing with appropriate symbol.
 - ☒ Construction drawings and specifications for measures.
 - ☒ Maintenance requirements of measures during construction of project.
 - ☒ Person responsible for maintenance during construction of project.
 - ☒ Maintenance requirements of permanent measures after project completion.
 - ☒ Organization or person responsible for maintenance of permanent measures having the authority to maintain and upgrade control measures as designed or as needed to control erosion and sedimentation.
 - ☒ Handling of emergency situations (e.g. severe flooding, rains or other environmental problems).
 - ☒ If not provided in the narrative, the information listed in checklist for **NARRATIVE**.

Address: 1080 Route 32 Montville Conn Zoning Permit # 24 ZP24
Map: 0860-004-000 Lot: _____ Zone: C2 Expiration date: 2/9/2024
Setbacks: Front/Rear: _____ Sides: _____

Town of Montville Zoning Permit

Proposed Project: see schedule A attached
Property Owner: Drive-In LLC
Applicant: Sammy Piotrowski member
Applicant Address: 12 Willow St. Mystic Conn 06355
Phone # 860 884-2600 Cell # 860 884-2600
Email: Sammy@sammypp.com

Provide the following:

Copy of plans drawn to scale of at least 1" = 40' showing: dimensions of lot, size and location of existing, proposed structures, driveways, sanitary facilities and water supply, parking facilities, and adjacent streets; distances of proposed structures from property lines and wetlands. (A copy of plan prepared by a Connecticut Registered Land Surveyor may be required).

The Owner/Agent is responsible for and agrees to:

1. Notify the Zoning Officer of any alteration in the plans.
2. An E&S cash bond of \$2000 may be required and must be posted prior to approval of Zoning Permit. This bond may be held for up to one (1) year after Compliance Sign-off.
3. Prior to start of construction all B&S measures must be inspected by the Zoning Officer.
4. Contact the Zoning Officer (860-848-6779) upon completion of project.

I hereby certify that the information provided is true and correct and further attest the proposed project is authorized by the owner in fee and I am authorized to make application for a permit for such described work. The undersigned hereby authorizes the Montville Planning & Zoning Commission or its agents to enter the subject property for the purposes of inspection and/or enforcement.

Owner/Agent Signature: [Signature] Date: 02/09/2024

Applicant Signature: [Signature] Date: 2/09/2024

OFFICE USE ONLY

Fee: \$110.00

Cash / Check # _____

[Signature]
Commission Agent

2/9/2024
Date

Certificate of Zoning Compliance (CZC) Date _____

☒ As Built required prior to issuance of CZC. Received on: _____

☒ Bond # & Date #1023159402 2/9/24 \$20,000.00

Released: _____

Site/Special Permit # _____

Wetlands Permit # _____

Conditions & Notes E&S Controls shall be installed prior to start of any work and maintained in good working order. All other necessary permits will be obtained from other departments. IF depend 28 for demolition property with 30K Bond. Any work not specified on Schedule "A" as attached, may require additional permitting.



410 Maple Avenue
PO Box 164
Uncasville, CT 06382
860-848-2372
Pandhconstruction.com

February 1, 2024

Town of Montville
Land Use and Development Department
310 Norwich New London Turnpike
Uncasville, CT 06382

SCHEDULE "A"

Attention: Meredith Badalucca Assistant Planner
Stacy Radford Zoning and Wetlands Officer

Re: 1080 Route 32/ Norwich New London Turnpike, Drive-In, LLC

Subject: Site Clean-up and Grading Narrative

Dear Ms. Badalucca and Ms. Radford:

As a follow up from our meeting of January 22, 2024, the above referenced property is being purchased with the intent to make it available for future development. In order to have the property in a clean presentable state, the new owner is requesting permission to clean the site and have it available for viewing by prospective developers, businesses, the Town of Montville Land Use Department and Economic Development Commissions.

The following conditions are agreed to and shall be applicable to comply with a general property clean-up zoning permit:

- 1) Post a \$20,000.00 Erosion and Sediment Control bond per bond letter dated 1/24/24.
- 2) Trees along perimeter of street lines and trees and vegetation that has grown within the property will be removed along with stumps and ground for mulch.
- 3) Wood chip/ mulch shall be used for erosion control berms and barriers in locations near the wetlands.
- 4) All former Drive-In speaker and heater poles shall be removed of and disposed of properly off site.
- 5) The areas of former roadways, interior driveways and parking lots shall have remaining pavement pulverized, regraded, and compacted in place.
- 6) The graded areas will remain pervious.
- 7) There will be no work within 75 feet of wetlands.
- 8) The building shall be cleaned of damaged materials, entry boarding and work to allow for securing entry to building will be performed. Any further work to the building will require building plans, building permits and site plans for building improvement or modifications. It is the intent at this time to use the building for a site office consistent with its previous use.
- 9) An A-2 survey is in progress and copy of the same will be provided to the department upon completion.
- 10) The existing property entrance on Route 32 will remain in use at this time. Repairs to potholes and other deficiencies to the entrance may be corrected during this clean-up stage. It is understood that any further work requires site plan approval and State of Connecticut D.O.T. permits and approvals.

Principal Project Contact: Sammy Piotrkowski Cell # 860-884-2600

Respectfully,

William J. Pieniadz
Assistant Project Manager,
Drive-In, LLC

Property Address: 1080 Route 32 **Town:** Montville**Owner's Name:** Drive-In LLC (Sammy Piotrkowski) **Phone Number:** 860-884-2600**Owner's Address:** 12 Willow Street, Mystic, CT 06355**Email address:** sammy@sammyp.com**No. of Bedrooms Existing:** Commercial **No. of Bedrooms after renovation/addition:** Commercial**Request approval to:**

- ☐ **Construct an addition:** Number of rooms: _____ Size of addition: _____
Use of addition: _____
- ☐ **Construct a deck:** Size of deck: _____
- ☐ **Construct a shed:** Size of shed: _____ Type of foundation: _____
- ☐ **Install a pool:** ☐ In-ground ☐ Above-ground Size of pool: _____
- ☐ **Construct a garage:** Size of garage: _____
- ☐ **Other:** Description and dimensions: _____

☒ **Change the use of the building or rooms in the building:** Description of change:

Convert former concessions building to office space (1,376 SF) and accessory storage (2,874 SF). Existing system provides 3,753.6 SF ELA.

* A plot plan showing the location of the existing building, any proposed additions, decks, garages, pools, etc., the septic system and the well must be submitted.

* For an addition, a floor plan of the existing house and the proposed addition must also be submitted.

* If test hole and percolation test data is not available, then a test hole(s) must be dug and a percolation test performed.

* If the exact location of the septic tank & leaching field is not available, the owner must have them located, if deemed necessary, to ensure that all separating distance requirements are met.

→ **Owner's or Agent's Signature:** [Signature] **Date:** _____

☐ Residential Plan Review Fee \$75.00

☒ Commercial Plan Review Fee \$200.00

☐ Site Investigation Fee \$100.00

Total Fee \$ _____ Fee Paid \$ _____

☐ Cash ☐ Credit Card ☐ Check # _____ Receipt # _____

Serving the Communities of
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401 West Thames Street, Suite 106, Norwich, CT 06360

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