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

**Re: Site Plan Narrative and Determination of Applicability
1080 Norwich—New London Turnpike, Uncasville**

The proposal includes the renovation of the existing concessions and projector building for use as office space and accessory storage space for the owner Drive-In, LLC and applicant Sammy P, Inc. The proposed improvements include construction of a new concrete sidewalk around the building exterior, construction of concrete parking spaces, construction of a concrete loading/unloading space, construction of a dumpster enclosure, and placement of compacted asphalt millings for the parking area circulation drive and additional parking spaces. The property is zoned C2 and is located in the Route 32 Overlay Zone (OZ). Per Section 14A.3.a all uses permitted in commercial zones are allowed in the OZ district. The proposed office space is permitted per Section 10.2.3 and the accessory storage use is permitted by Sections 10.2.7 and 11.2.6. The westerly corner of the property contains wetland areas associated with Stony Brook. No work indicated on this site is proposed in the vicinity of the wetland areas. A perimeter erosion control berm was placed at the former limits of pavement as part of 24ZP24 and will be maintained as part of this project. All activity associated with this site plan is approximately 300 feet from the wetland areas. Portions of the property are also designated as FEMA Special Flood Hazard Area and Coastal Area. No activity in this site plan is located within the Special Flood Hazard Area or Coastal Area.

A previous zoning permit (24ZP24) was granted to the Owner for general clean-up, clearing and grading of the property. The work associated with this site plan is intended to allow for the Owner to begin using the existing structure as office space and accessory storage. A copy of the zoning permit for the other work occurring on site is enclosed. Approximately 12.4 acres of asphalt was removed from the property under Zoning Permit 24ZP24. The improvements indicated on this plan are all located within the limits of the formerly paved area, relatively central to the property. Drainage patterns will not be affected by the proposed site improvements as there is still a significant reduction in impervious surfaces over the conditions that have existed on site since at least 1951. The proposed 0.77 acres of asphalt millings and concrete result in an overall reduction in impervious area of approximately 11.6 acres when compared to the conditions that existing prior to Zoning Permit 24ZP24. All runoff from the proposed impervious surfaces will sheet flow into the adjacent pervious surfaces that have shallow slopes of approximately 2



percent. The perimeter wood chip berm shall be maintained until all disturbed areas have been appropriately stabilized.

As part of this site plan application a determination of applicability for the following site plan elements is requested:

- 17.4.5 – Contours at an interval of 1' are shown in the area of the proposed improvements only. The only grading proposed is in order to ensure that ADA accessible slopes are maintained for the sidewalks and parking areas. A topographic survey of the remainder of the 23.23 acres has not been completed as they are not required to be modified in order to accommodate the proposed improvements.
- 17.4.7 – Inland wetlands are known to exist in the westerly corner of the property adjacent to Stony Brook. They have not been delineated as part of this site plan because all activity proposed on the site plan is located within the formerly paved limits of the drive-in theater and is at least 300 feet from the wetland areas.
- 17.4.15 – Evaluation of the stormwater drainage system on-site and within 100 feet of the property has not been completed. The proposed site plan is a reduction in impervious coverage of approximately 11.6 acres over the conditions that existing prior to 2024. All work is located interior to the formerly paved limits and wood chip berms are located at the downgradient perimeter of the site. Runoff from the proposed impervious surfaces will flow by sheet flow into the adjacent pervious materials. Overall drainage patterns are not modified as a result of the proposed improvements and there will be a significant reduction in runoff volume and flow rates due to the removal of the formerly paved areas.
- 17.4.18 – Building elevation drawings have not been prepared as this proposal consists of the reuse of an existing building. The only proposed exterior modifications to the existing building are to install doors in windows in the current locations of the cased openings.

A site restoration bond in the amount of \$20,000 is currently in place for the property under Zoning Permit 24ZP24 which is proposed to remain in place as surety for the proposed site plan as well, since the proposed improvements do not increase the area of activity over what was approved under the prior zoning permit.

We request that the Commission determine that these site plan elements are not applicable to this project as described above.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



David C. McKay, P.E.

Enclosures:

- 8-1/2" x 11" USGS Location Map
- Zoning Permit 24ZP24