

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 Montvale Ave., Suite 201
phone 781-279-0180

Stoneham, MA 02180
fax 781-279-0173

December 3, 2024

Meredith Badalucca, Assistant Planner
Department of Land Use & Development
310 Norwich-New London Turnpike
Uncasville, CT 06382

Regarding: Response to Staff Technical Review Comments
Application 24SITE10 – 2268-2284 Route 32 – Horizon View

Dear Meredith:

RJ O'Connell & Associates, Inc. is in receipt of the Staff Technical Review Comments dated November 1, 2024 for the above referenced project. We have reviewed the comments listed below in italics with the associated responses.

Staff Technical Review Comments:

1. *Please include an approval block on cover page.*

Response (RJOC): The approval block has been included on the cover page.

2. *Plan Sheet PTS-1, Notes, Zone Requirements, no height restriction, please revise.*

Response (Hesketh): The plans have been revised to account for the above comment.

3. *Plan Sheet PTS-1, Notes, **Minimum frontage may be reduced to 60'... Plan states 100', please revise.*

Response (Hesketh): The plans have been revised to account for the above comment.

4. *Plan Sheet PTS-1, Note 8B, clarify ROW*

Response (Hesketh): Various deeds referenced the easements. There is no physical evidence of either R.O.W. in the field at the time of the survey or update. Please see Plan Sheet PTS-1 to find this clarifying note added to Note 8.

Please note that the 50-foot ROW benefits Lot 35 over Lot 34. As the applicant will own both the benefited parcel and the burdened parcel, we will terminate the easement once the lots are combined or it will merge by operation of law.

5. *Plan Sheet N-1, Note 13 references Massachusetts twice, please revise.*

Response (RJOC): The Massachusetts references have been revised in Note 13.

6. *Please confirm no sign is being proposed as part of this site plan application. A separate sign application will be applied for at a later date.*

Response (RJOC): At this time, there is no sign being proposed as part of this site plan application. A separate signage package and application will be applied for in the future.

7. *Per ZR Section 17.2.6 provide an 8 ½" x 11" photocopy of a USGS Quad Map with the project site outlined.*

Response (RJOC): A USGS Quad Map with the project site outlined has been included with the submittal.

8. *Per ZR Section 17.4.1 revise cover sheet to include the name and address of the applicant and owner of record.*

Response (RJOC): The cover sheet has been revised to include the name and address of the applicant and owner of record.

9. *Please provide a bond estimate per ZR Section 17.6.10.*


Response (RJOC): Route 32 is under the CTDOT jurisdiction. There are no public town improvements anticipated as part of this project. The bond estimate for this project is anticipated to be 40k for erosion control and site restoration.

Please call me if you have any questions at 781-279-0180.

Sincerely,

RJO'CONNELL & ASSOCIATES


Roy Smith
Vice President


Mark Pricer
Senior Engineer and Associate

cc: Steve Caprio
William Sweeney
Lewis Brown
Todd Hesketh