



March 15, 2022

Town of Montville, CT
Office of the Planning Director
310 Norwich-New London Turnpike
Uncasville, CT 06382

Attn: Liz Burdick

RE: Village Apartments, LLC
82 Jerome Road, 15 Jerome Ave, and 232 Norwich-New London Turnpike
(CT Route 32)
PZ#22SITE1 Site Plan application

Dear Ms. Burdick:

Loureiro Engineering Associates, Inc. (LEA) is in receipt of the Memorandum for the Record, prepared by you to the Planning and Zoning Commission, dated February 17, 2022 regarding the Site Plan application for 82 Jerome Road, 15 Jerome Ave, and 232 Route 32. LEA is also in receipt of the Inland Wetlands Commission approval 22 IWC 1 dated February 18, 2022, Uncas Health comments dated January 18, 2022, the Fire Marshal's comments dated January 25, 2022 and the WPCA comments dated January 18, 2022.

Below please find the original review comment in bold italics followed by our response.

Memorandum for the Record – Staff Comments:

- ***ZR Sec. 18.3 – The Commission shall approve the Parking Plan dated November 15, 2021.***
No response needed.
- ***ZR 15.2 (Special Flood Hazard Area Requirements). See narrative dated November 15, 2021 that addresses compliance with this Section.***
No response needed.
- ***Utilities Report dated November 15, 2021 addresses the adequacy of existing water and sewer service providers to serve the project.***
No response needed.
- ***Sheet 2 Survey notes. Revise Note 4 to add “When merged, the subject properties are located in the Route 32 Overlay Zone (OZ). Revise Note 6 to show address of properties when merged per the Montville Tax Assessor (i.e. 82 Jerome Road or 15 Jerome Ave or 232 Route 32).***



Survey Note 4 has been revised accordingly.

Survey Note 6 has been revised to state that the address of the properties when merged will be coordinated with the Montville Tax Assessor.

- ***Sheet 2 site notes. Revise to add note to plan that prior to the start of any work, the Applicant and its contractors will conduct a pre-construction meeting with relevant Town of Montville staff.***

Note #1 under “General E&S Requirements” in the “Erosion & Sediment (E&S) Control Plan” states, “Prior to the start of construction the applicant and contractor shall meet with the town representative to discuss E&S Control Requirements and Stormwater Management Procedures.”

- ***Sheet 4 – Show pump house to be removed (concrete pad & fence?).***

A callout has been added to sheet 4 that states, “Pump station, concrete pad and fence to be removed.”

- ***ZR Sec 17.3.1 (GIS). The Applicant shall provide digital data for site plans after all required signatures have been obtained and prior to issuance of a zoning permit to start work. Condition of any approval.***

A pdf copy of the plans will be provided to the Town of Montville prior to issuance of a zoning permit to start construction.

- ***Sheet 5 – Revise to show the existing bituminous dumpster area with enclosure.***

The existing dumpster area with enclosure is shown with a callout on Sheets 3 and 5.

- ***ZR Sec. 17.4.10 – submit copy of OSTA application for the record.***

LEA is awaiting a letter from the Town of Montville that states the site does not have a history of flooding or known drainage problems in order to submit the OSTA Administrative Decision (AD) Application. Once the letter is received, the OSTA AD application will be submitted and a copy will be provided to the Town.

- ***ZR Sec. 17.4.14 & 18.14 – Revise plan to show location of all outdoor lighting, freestanding and building & sign mounted and show details of same.***

The location of all outdoor lighting fixtures and details are shown on the Site Planting and Lighting Plan, Sheet 8, and Site Photometric Plan, Sheet 9.

- ***ZR 17.4.19 – If the developer proposes to develop in stages, a staging plan is required.***

The developer does not plan to construct the proposed improvements in phases. Therefore, a staging plan has not been prepared.

- ***ZR 17.4.21 – Revise plan to show signature approval blocks (PZC/IWC), approval of soil erosion control plan approval date and expiration in lower right corner of plan set.***

The signature approval blocks have been added to the plan set.



- **ZR 17.6 – The Commission shall consider the general objectives in this Section.**

No response needed.

- **ZR 17.6.10 – Submit SESC bond estimate for review/approval by Town Engineer.**

Pelletier Builders, a wholly-owned subsidiary of Loureiro Engineering Associates, Inc., has provided a Performance Bond Estimate of \$100,000 for the Erosion and Sediment Control Measures for the site.

- **ZR 18.10 – Add note to plan regarding property maintenance per this Section.**

Site Note #23 has been added to Sheet 2 stating “The owner of the property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash and other debris”.

- **Sheet 5 – Revise plan to show any proposed improvements to right of way to Rte. 32 for pedestrian or emergency vehicles.**

A new 5-foot wide concrete sidewalk has been added out to Rt. 32.

- **ZR 18.16.2 – Consider fencing screening on 15 Jerome Ave adjacent to existing residential single-family dwelling.**

In lieu of a fence, the applicant is proposing to install a significant landscape buffer along the western and eastern property lines of the vacant parcel with frontage on Jerome Avenue.

- **Sheet 7 – Construction areas. Consider relocating construction trailers, staging areas closer to work zone 1.**

The construction trailer and staging areas have been moved more interior to the site.

- **As a condition of any approval, a lot line adjustment (merger) plan shall be filed on the Land Records in the office of the Town Clerk prior to issuance of a zoning permit to start work.**

Site Note #24 has been added to Sheet 2 accordingly.

Inland Wetland Approval 22 IWC 1 Conditions of Approval:

1. **To revise plan to show locations of topsoil and rock stockpiles on the E&S plan with proper erosion control.**

The locations of topsoil and rock stockpiles have been added to the Erosion & Sediment Control Interim Grading Plan, Sheet 7.

2. **Revise Sheet 2 in the E&S narrative call for use of water for dust control throughout construction.**

Note #10 under the “Narrative” in the “Erosion & Sediment (E&S) Control Plan” has been added accordingly.



- 3. *Revise Sheet 2 in the E&S narrative call for additional E&S supplies (100 ft. of silt fence and 20 hay bales) to be kept on site for unforeseen circumstances.***

Note #11 under the "Narrative" in the "Erosion & Sediment (E&S) Control Plan" has been added accordingly.

Uncas health review January 18, 2022

- 1. *Prior to demolition of the house at 232 Route 32, an asbestos inspection must be completed. If asbestos is found an abatement must be conducted.***

Site Note #22 has been added to Sheet 2 accordingly.

- 2. *All existing wells must be abandoned by a licensed well driller.***

Site Note #21 has been added to Sheet 2 accordingly.

- 3. *The existing septic system at 232 Route 32 must be properly abandoned.***

Site Note #22 has been added to Sheet 2 accordingly.

Fire Marshal review January 25, 2022

- *Sheet 5 Building A&B horse shoe parking/driveway not enough turning radius for FD ladder truck. 43' bumper swing.***

A vehicle tracking analysis was provided to the Fire Marshal. Fire Marshal indicated in an email dated January 27, 2022 that the comment has been addressed.

- *Jerome Ave entrance to Building C no adequate turning radius for FD ladder truck. 43' bumper swing.***

A vehicle tracking analysis was provided to the Fire Marshal. Fire Marshal indicated in an email dated January 27, 2022 that the comment has been addressed.

WPCA review January 18, 2022

- *No concerns/comments.***

No response needed.

If you have any questions please do not hesitate to contact us at contact us at (860) 448-0400.

Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Seamus Moran".

Seamus Moran, P.E.
Senior Project Manager



CC: Harry Heller, Esq. – Heller, Heller & McCoy
Tomas Haendler – Silver Heights Development, LLC
Louis Tallarini – Real Property Investors, Inc.