



May 16, 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 review comments prepared by CLA Engineers, Inc. to you, dated April 13, 2022 regarding the Site Plan application for 82 Jerome Road, 15 Jerome Ave, and 232 Route 32.

Below please find our responses which correspond numerically to the original review comment:

1. Site Note #25 has been added that to the plan that states, “Parking spaces will be numbered and tenants will be provided with dedicated parking spaces commensurate with the lease agreement.”
2. The Zoning Regulations do not specify a minimum parking requirement for the proposed use. The 576 parking spaces is a conservative approximation derived from Section 18.3.2 of the zoning regulations for multi-family dwellings with less than 25 units. Per Section 18.3 of the zoning regulations, a parking plan may be submitted in lieu of noted parking requirements. A Parking Plan, dated November 15, 2021, prepared by Loureiro Engineering Associates, was submitted with the application which supports a minimum requirement of 257 parking spaces. A total of 356 parking spaces are proposed.
3. The aisle width is 24’ and parking spaces are perpendicular to the aisle width, consistent with two-way traffic. A stop bar and stop sign have been added to the eastern parking area to control traffic flow in this area.
4. A raised landscape island and crosswalk have been added to the plan.
5. Site Note #20 has been revised to state, “If blasting is required for rock removal, a pre-blast survey shall be performed. If rock crushing is required, hours of operation will be limited to 8:30am – 4:30pm Monday through Friday. For material export, vehicle trips will be limited to 9:00am – 2:00pm when school is in session, and 8:30am – 4:30pm when school is not in session.



6. A new catch basin (CB18) and Drainage Manhole (DMH5) have been added. Additionally, the catch basin on the south side of Jerome Road is proposed to be replaced in kind.
7. The supporting E&S Control Bond estimate was provided to the town on April 25, 2022.
8. A copy of the existing easement will be provided to the town. The location of the relocated mailboxes are shown on the site plans.

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

Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.



Seamus Moran, P.E.
Senior Project Manager

Attachments (1)

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

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

April 13, 2022

Ms. Liz Burdick
Town Planner
310 Norwich-New London Tpke,
Uncasville, CT 06382

RE: Village Apartments Phase III
CLA-6314T

Dear Liz:

We have reviewed the revised plans dated March 15, 2022 and supporting material submitted for the proposed expansion of the Village Apartments – Phase III on Jerome Road. We note the following comments:

1. The lack of interconnection with the parking requires significant backing up if spaces are filled. Spaces must be assigned, along with the visitor spaces being clearly designated.
2. The proposed 356 spaces is a long way from the 576 required by Section 18.3. An analysis of the parking with the two existing units is needed to better evaluate the parking needs for the site.
3. The traffic in front of Buildings A & B must be one way.
4. The paved area at the northwest side of Building 2 is too wide and must be designed to improve traffic calming, and control vehicular and pedestrian movements including signage, speed bumps and marked crossings.
5. The calculated excess material would appear to include a large volume of rock, besides the blasting, is crushing of rock proposed on the site? If that possibility exists, then location, hours of operation, noise, dust and truck traffic must be addressed.
6. The concern for ponding on Jerome Avenue is due to the newly proposed drive in a “flat” area. The installation of pea gravel diaphragm on Town land is not acceptable. A drainage system must be installed and the existing catch basin on the south side of Jerome Avenue rebuilt.
7. Back-up for the E&S Control Bond amount must be provided for review with associated quantities and unit costs.

8. The easement document for access to Route 32 from the site must be provided for review. There is paving work proposed on private property shown on Sheet 5. Written agreement with the Owner must be provided. A proposed relocation spot for the mailboxes must be shown on the plans.

Very truly yours,



Thomas L. Cummings, P.E

TLC:bab