



Boundaries LLC  
179 Pachaug River Drive  
P.O. Box 184  
Griswold, CT 06351  
T 860.376.2006 | F 860.376.5899

[www.boundariesllc.net](http://www.boundariesllc.net)

June 16, 2023

Ms. Liz Burdick  
Director, Land Use and Development Department  
Town of Montville  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

**Re: 23SITE7 – A&B Excavation  
69 Fitch Hill Rd & Leffingwell Rd  
Montville, CT  
Site Development Plan and Stormwater Management Report Review**

Dear Ms. Burdick,

Per your request Boundaries, LLC. has completed a review of the site development plans and stormwater management report for the proposed commercial development located at 69 Fitch Hill Road and Leffingwell Road (Map 062, Lot 036-000) prepared by Green Site Design, LLC. A site walk was completed with the Applicant's representative and Town Staff on June 9, 2023, to review existing site conditions. The project is located in the Light Industrial Zone and the proposed uses (office and warehousing/storage) are permitted uses in the zone per Montville Zoning Regulations (ZR) Section 12.2.2 and 12.2.5. The project includes activity within the upland review areas of delineated inland wetlands and is being reviewed by the Inland Wetlands Commission under application 23IWC7. There are FEMA regulated Special Flood Hazard Areas located on the property, however no activity is proposed within the 100-year flood plain and only minor surface restoration/grading is proposed in the fringe of the 500-year flood plain.

The following documents were also received as part of the application package:

- Hydraulic Modeling/Analysis Letter Report for 69 Fitch Hill Road Development prepared by Dewberry Engineers Inc. to Norwich Public Utilities indicating that there is adequate fire protection for each building individually. The letter recommends coordination with the Fire Department to determine if additional fire protection measures are required in the case that all three buildings were on fire at the same time.
- Correspondence from the Montville WPCA indicating that an engineering study has been previously prepared for development of the subject property with regards to sanitary flows.



The following comments or question are based on review of the site plans dated May 25, 2023:

- Please add phase limit lines to the plans if any of the proposed infrastructure supporting future Buildings 2 and 3 is intended to be constructed at a later date.
- Please provide the Uncas Health District approval letter for the proposed subsurface disposal systems for the project file.
  - Please review the elevations of the proposed septic tank and leaching field for Building 1, there appears to be a typo.
  - Please review the elevations of the proposed septic tank for Building 2, there appears to be a typo.
  - Please review the elevations of the proposed leaching field for Building 3, there appears to be a typo.
  - Please review the proposed grading in the areas of the leaching fields for Building 2 and 3. Based on contour interpolation it appears the bottom of the leaching fields may be greater than 8 feet below grade at the southerly ends of the system (Section VIII.A. of the CT DPH Technical Standards).
  - Please verify that the subsurface sewage disposal systems comply with Appendix A of the CT DPH Technical Standards for calculating the Flow Factor where multiple systems share the same receiving soils.
- Per ZR Section 15.1.3 please provide a bond estimate for erosion controls and site restoration for evaluation.
- The application indicates that OSTA approval is required for the proposed development, please verify that the information is correct.
- Please verify that the approximate location of off-site structures within 100 feet of the subject property lines are included on the site plans (ZR Section 17.4.8).
- Please confirm if any business signs are desired and add the locations to the site plan (ZR Section 17.4.13).
- Are preliminary architectural elevations warranted for the proposed addition to the existing building given its visibility from the public right-of-way and proximity to residential properties (ZR Section 17.4.18)?
- Is landscape screening between the abutting residentially zoned property (73 Fitch Hill Road) and the proposed building addition and front parking area warranted given their proximity (ZR Section 17.6.5)? Please verify the property address indicated on the site plans. Also, the current property owner appears to have changed since the date of the original survey.
- Please verify that the abutting residential property (73 Fitch Hill Road) is adequately screened/protected from the proposed lighting for the building addition and parking area (ZR Section 17.6.6 and ZR Section 18.16.2).
- Please verify that the proposed parking spaces provide the minimum required area of 180 square feet (ZR Section 18.2.1).
- Please verify compliance with ZR Section 18.8.4 regarding the width of the proposed curb cut at Fitch Hill Road.
- Please verify that a vehicle leaving the upper parking lot can complete a right turn onto Fitch Hill Road as currently configured.
- The driveway serving 73 Fitch Hill Road appears to encroach onto the subject property and there is a minor conflict between the proposed parking area and existing driveway limits. Is the existing residential driveway proposed to be reconfigured to address the conflict?

- Please provide additional spot elevations in the upper and lower parking areas at the existing building and proposed addition to demonstrate that the ADA parking spaces do not exceed 2% slopes. The line striping for the ADA aisle is missing from the lower parking space.
- Please provide additional spot elevations on the west side of Building 3 to demonstrate that the ADA parking space does not exceed 2% slopes.
- Please verify the parking space count and line striping around Buildings 2 and 3. It appears that some lines may be missing.
- Are bollards or another form of protection warranted between the parking spaces and proposed Buildings 1, 2 and 3?
- Please add details for restoration of the public right-of-way for the proposed utility connections and water main extension conforming to Town of Montville Road Standard and Improvement Details (RS) Sections 140B.3 and 140B.4.
- Please provide a detail for the proposed driveway apron showing a 1-1/2-inch lip at the road edge per RS Section 130B.2.
- Please confirm that the proposed driveway meets the minimum centerline radius of 75 feet per RS Section 130B.6.
- Please demonstrate that the proposed driveway meets the sight distance requirements of RS Section 130B.8.
- Is a stop sign/stop bar warranted at the exit to Fitch Hill Road?
- Is a guiderail or similar barrier warranted on the driveway above the 10 to 15-foot slope descending into the site?
- Is a designated loading space warranted/necessary for the 1,916 square feet of warehouse space remaining in the existing building?
- Is a designated dumpster space/enclosure warranted for the existing building?
- Please show the proposed utilities routes to service Buildings 1, 2 and 3. Will the existing overhead service to the existing building be retained?
- Please show the location of proposed water services to Buildings 2 and 3.
- Please provide details for the minimum required separating distances between the proposed water main/services and proposed building sewers.
- Is a blow-off or hydrant warranted at the dead end of the proposed 8-inch water main?
- Does the public sewer have adequate depth to provide gravity service to the proposed building and addition? It appears that the building may have a walkout lower level accessed from the lower parking area. Will plumbing be required in the lower level? Please provide details for the proposed sewer lateral and grinder pump if required.
- Please provide details for protection of the proposed cleanouts from traffic within paved areas.
- Is a construction level drawing for the proposed water main extension in the public right-of-way warranted? The drawing would demonstrate pavement restoration limits for excavations in the public right-of-way as well as how to maintain required separating distances from existing catch basins, drains, and other utilities in close proximity to the proposed water main.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.

