

REVIEW COMMENTS SUMMARY

STCT DEEP: Applicant states the project requires a State of CT General Stormwater Quality Permit. Please advise status of General Permit application. Per Uncas Health District, DEEP Permit for floor drains installation. Please advise status of submittal. Plan states "no floor drains" for new buildings. Prior to issuance of zoning permit to start any work, a copy of said permit shall be submitted to the Zoning Officer.

There are no floor drains proposed for the project, therefore no permit is required. Uncas made that comment before I added the note "No Floor Drains" to the plans. The registration under DEEP's "General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities" has been already submitted to DEEP. There is no permit generated for this, the project just needs to be submitted for registration under DEEP's General Permit.

BOND: Soil Erosion and Sediment Control (SESC) bond estimate submitted in the amount of \$52,723 shall be reviewed and approved by the Town Engineer.

A revised bond estimate is part of this submittal, as requested by the Town Engineer.

PLANNER: Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled "A & B Excavation, 69 Fitch Hill Road & Leffingwell Road, Montville, CT, Prepared by Green Site Design, Dated April 2023, Revised to June 22, 2023":

Cover Sheet:

1. Revise to show accurate plan dates. The original date shown on the site plan set is 2/15/23, Cover says April 2023.
The cover sheet has been revised to show the February date.
2. Remove signature block for soil scientist.
The signature block for the soil scientist has been removed from the cover sheet.
3. Revise cover sheet to state "Uncasville" v. Montville in two places.
The cover sheet has been revised.
4. Revise approval block as follows:

Approved by the Planning & Zoning Commission on _____.

_____. Chairman or Secretary of
the Commission Date Expiration Date: _____

_____. Erosion & Sediment Control Plan
certified by the affirmative vote of the Commission.

The cover sheet has been revised to show this signature block.

5. Zoning Compliance Table shall list required/existing/proposed setbacks for all buildings. Provide separate sheet if necessary. Lot frontage is incorrect on table.
The Zoning Compliance table has been revised to show all 4 buildings.
6. Revise "Map/Lot" under address to state "Parcel ID."
The cover sheet has been revised.

Sheets 2 & 3 – Survey:

1. Survey does not show limits of existing drainage easement as shown on plan entitled "Subdivision Plan, Landsdowne Estates, Richard Brown Drive & Tory Drive, Montville, CT, Prepared for Butler/SMS, Inc., Prepared by CPK, Dated March 6, 1991, Revised to March 26, 1991."
2. Survey note 3.b appears to be inaccurate or needs further explanation.
3. Survey note 6 to state Parcel ID #062-036-000 (v. map & lot)
4. Survey note 10 does not show the date of wetlands delineation by CSS.

Comments 1-4 are being provided by Jim Bernardo.

5. Survey map does not represent existing conditions. No landscaping company storage area is shown on said plan and additional work was commenced at the site after July 1, 2022. The site plan revised to June 22, 2023 showing concrete storage areas and limits of landscaping shall be signed/sealed by the LS that located said areas after June 9, 2023.

Sheet 4 has been revised to show a signature block for Ryan Cheverie, our surveyor.

Sheet 4 – Site Plan:

1. Revise plan to add a separate Phasing Plan sheet.

A separate plan sheet has been added, sheet 4A, that only shows the work to be done in Phase 1A and 1B. And sheet 4B was also added to the plans, showing work for phase II and phase III.

2. Revise plan to show the limits of the concrete washout area as described in the notes and add a detail shown on the plan and show second existing concrete pile as "to be removed."

The limits of the concrete washout area have been shown on sheet 4 and a detail has also been added on sheet 4. Once the site plan is approved, A & B will be bringing a temporary crusher on-site to recycle and remove the concrete pile, it is shown as phase 1A & 1B, on sheets 4, 4A, and 5. The crushed concrete will produce processed gravel for the on-site pavement base.

3. Revise plan to show limits of all "Areas of Material & Equipment Storage", guide rail and surface.

Sheets 4, 4A, 4B, 5, and 6 have been revised to show fencing around all storage areas and calls out the gravel surface.

4. Revise plan to show "proposed" limits of "Equipment Storage for Pepas Landscaping Company" and "Proposed Paved area for Pepas Landscaping with guide

rail." Confirm locations of said areas as multiple lines are shown from this note box. Confirm all areas to be occupied by Pepas Landscaping.

Sheets 4, 4A, 4B, 5 and 6 have been revised to show fencing around all storage areas for Pepa Landscaping and calls out the paved surface.

5. Revise note "Proposed 24-foot paved Road" to "Driveway."
Revised on sheet 4 and 4A.

6. Revise plans to show drainage easement over area of site fronting on Leffingwell Road as shown on plan filed on Land Records.

The easement has been added to the site plans.

7. Revise plan to show site improvements, such as parking, lighting, dumpster locations, fire hydrants, etc. shown on Grading/E&S Plan & Grading Plan sheets to Site plan sheet(s). Add additional sheet if needed. Remove from Grading/E&S Plan.

Sheets 5 and 6 have been revised to be site plans only. Sheet 7 and 8 have been added to be Grading/Utilities/E&S

8. Revise plan to show snow storage areas outside regulated upland and wetlands areas.

Snow storage areas have been shown on sheets 5 and 6.

9. Revise plan to show

Sheet 5 & 6 – Grading/E&S Plan & Grading Plan:

1. Revise to show utilities on separate "Utilities Plan" sheet or rename Sheet 6 Grading/Utilities Plan.

Sheets 7&8 have been added to be Grading/Utilities/E&S plans.

Sheet 7 – Septic Plan:

1. Revise to show proposed septic plans or connections for proposed Building 2 & 3.

Sheet 9A has been added to the plan set to show all septic system notes. Septic system plans must be a 20 scale.

Sheet 8 – Site Details:

1. Revise plan to show full cut-off lighting details for proposed building mounted and freestanding lighting.

All building mounted lighting has been noted to be fully Shielded on sheet 5 and 6. A detail for the building mounted lighting, with full cut-off was provided on sheet 10. Free standing lighting, full cut-off has been added for the storage areas and a detail added on sheet 10.

Sheet 11 – Planting Plan:

1. Revise to add landscaping/plantings for the front portion of the site development.

Sheet 13A has been added to the plan set to show plantings for the front portion of the site development.

Architecturals:

1. Original floor plans, received 6-16-23, for the existing office/storage building & proposed addition shown on the site plan identify the use of said structure as a residential use (6 dwelling units, a laundry room and an "existing use." Residential uses are prohibited in Light Industrial zones. Revised floor plans received 6-23-23 show 5 "general office spaces", storage and an "existing use", however, the floor plans for the offices remain the same as the dwelling units, including with full baths. Floor plans should be revised to identify all uses of the building, including the "existing"

and spaces shall be clearly designed as office spaces.

Architect is providing revised plans

2. Floor plans for the proposed industrial use buildings are shown as "storage." Review plan to identify said proposed light industrial use of the building "to be built out."

Architect is providing revised plans

Zoning Regulations (Note: Some comments may be duplicates of above comments):

1. ZR Sec. 4.3 – Revise plan to add note "The project shall comply with all the requirements of Montville Zoning Regulations Section 4.3 (Certificate of Compliance).

This note has been added on sheet 12, under Zoning Notes, note 1.

2. ZR Sec. 15 (SESC Plan):

- Sheet 10 - Revise note 2.b to show Land Use Dept. (v. Planning Dept.).

The revision has been made on what is now sheet 12.

- Sheet 10 – Revise E & S Narrative note 19 to add "as approved by the Director of Montville Land Use Dept. or the Montville Planning & Zoning Commission

This revision has been made on what is now sheet 12.

- Sheet 10 – All requirements for compliance with the Pollution Prevention Plan, Operation and Maintenance of Drainage System and Erosion & Sediment Control

Narrative Notes shall be the responsibility of the property owners and shall be a condition of any favorable approval of this proposal.

This note has been added to sheet 12, under Zoning Notes, note 2.

- 15.4 (Project Security) – Bond estimate shall be approved by the Town's consulting engineer and posted with the Town prior to the start of any work.

A revised bond estimate is attached for review by the Town's consulting engineer.

3. ZR Sec. 17 (Site Plans):

- ZR Sec. 17.2 Final plans shall be signed and sealed by Licensed Professional Engineer and Land Surveyor.

Signatures will be provided.

- ZR Sec 17.3 (GIS) – Digital Data shall be submitted to the Land Use Dept. prior to issuance of any zoning permit to start work. Condition of Approval.

Digital data will be provided.

- ZR Sec 17.4.3 – Revise Sheet 4 Site Plan to show lot area in acres & square feet.

The lot area in SF and acres has been noted on sheet 4.

- ZR Sec 17.4.6 – Revise plans to show easements, right of ways, etc.

the drainage easement has been added to sheets 4, 4A, 4B, and 5, and 6.

- ZR Sec 17.4.8 – Revise plans to show locations of any above or underground fuel tanks. Add spill prevention/remediation plan to plan set.

No fuel tanks are proposed for this site.

- ZR Sec 17.4.9 – Revise plan to show limits of all areas per this section.

Sheets 4, 4A, 4B, 5, and 6 have been revised to show fencing around all storage areas and calls out the gravel surface.

- ZR Sec 17.4.10 – Provide a report/info on vehicle and truck traffic to and from the site.

A traffic report has been provided with this submittal.

- ZR Sec 17.4.13 – Any proposed signs, freestanding or wall mounted shall require an approved zoning permit prior to construction.

This has been noted on sheet 6.

- ZR Sec 17.4.14 – Revise plan to add lighting plan and add details for all site and building lighting.

All building mounted lighting has been noted to be full cut-off on sheet 5 and 6. A detail for the building mounted lighting was provided on sheet 10. Free standing lighting has been added for the storage areas and a detail added on sheet 10.

- ZR Sec. 17.4.18 - Building elevations required for all buildings, including addition to existing building at the front of the site, required.

Architect is providing these plans

- ZR Sec 17.4.19 – Overall site staging plan required.

A separate plan sheet has been added, sheet 4A, that only shows the work to be done in Phase 1A and 1B. And a sheet 4B was also added to the plans, showing work for phase II and phase III.

- ZR Sec 17.4.21 – Signature block. Remove signature block for soil scientist on this plan set

The cover sheet has been revised.

- ZR Sec 17.6 – Site Plan Reviewing and Bonding. Submit written narrative addressing all sections of this section

See attached revised Statement of Use.

8. Section 18 – Off-Street Parking Regulations.

- Revise plan to show truck turning plan from and to Fitch Hill Road.

Revised turning radius plans are attached to the traffic report. The property line is very close to the existing edge of pavement for Fitch Hill Road. The zoning regulations do not let the pavement width go wider than 30 feet at the property line, therefore I cannot provide a wide radius curve onto the road. This has been a problem on the last few site plans that I have done in Montville.

- The brush to be cleared to obtain the sightline is located on adjacent property 8 Old Fitch Hill Road and not property of the Applicant. Provide written permission from property owner to remove

The brush to be cleared is within the Right of Way for Fitch Hill Road. The property line is noted on sheet 6.

9. Section 19 – Signs. A zoning permit for any and all future signage shall be submitted to the Land Use Office prior to construction.

This is noted on sheet 6.

BOUDARIES:

The following comments or question are based on review of the site plans dated June 22, 2023 and the previously provided responses:

- Please provide the final Uncas Health District approval letters 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, the outlet of the septic tank is below the top of the leaching field (Technical Standards VI.A, Paragraph 1)
Sheet 9A has been revised to address these comments.
 - Please review the elevations of the proposed septic tank for Building 2, there appears to be a typo
Sheet 9A has been revised to address this typo.
 - Please review the proposed grading in the areas of the leaching fields for Building 2 and 3. Based on the provided spot elevations 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). Proposed spot elevations are 8 to 10 feet above existing grades in this area.

Sheets 9 and 9A have been revised to stay below 8 feet.

- 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

The Septic system sheets have been revised per Uncas Health comments.

- The requested bond estimate for erosion control and site restoration has been received. Please verify that the unit costs proposed for Construction Entrance, Silt Fence, Topsoil and Seed Mix reflect 2023 pricing and appropriate inflation from the original reference document. Please add a line item for the proposed wood chip berm. Please review the quantity of proposed seed mix, it does not appear to match the area of disturbance required for the construction of the project.

A revised bond estimate has been provided.

- 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). 17, 21 and 29 Leffingwell Road appear to have structures within 100 feet of the subject property lines

Sheet 4 has been revised to show these buildings.

- The proposed turning movement shows the modeled passenger car crossing the centerline of both the parking lot entrance and the road to complete a 180-degree turn onto Fitch Hill Road. A delivery vehicle leaving the parking area would not be able to complete this maneuver. Please provide an alternate configuration that would allow for safe turning movements for exiting vehicles.

The front parking area has been revised and a new turning radius plan has been provided.

- An existing Type C catch basin is located in the proposed curb cut. Please provide details and notes for the proposed modification to a Type CL catch basin top to allow for the curb cut.

Sheet 8 has been revised to call for the modification and a detail for a Type C-L CB has been added to sheet 12.

- The proposed 8-inch water main serving the property is in conflict with the Type C catch basin in the site entrance.

Sheet 8 has been revised to show the waterline avoiding the CB.

- Please verify the size of the water services for buildings 2 and 3. Does NPU allow combined services or are separate fire and domestic services required?

Yes, Norwich does require separate services for fire and domestic. Sheet 7 has been revised to show this.

- Multiple sewer manholes are shown in Fitch Hill Road. Please verify the correct locations.

Sheet 8 has been revised to eliminate the extra MH's

- Please verify that a garbage collection truck can access the proposed dumpster enclosure for the existing building.

The dumpsters have been shifted or angled to allow better access for trucks.

- Please identify feasible locations for transformers/mechanical equipment for the proposed buildings given that they are surrounded by pavement.

Transformer locations have been shown on sheet 7.

- Please update the Stormwater Report for the project record to reflect the additional pavement proposed for the Pepas Landscaping use and confirm that Water Quality Basin #2 has adequate capacity to treat the additional water quality volume. Please direct the additional paved area to the sediment forebay or provide an additional sediment forebay for the proposed newly paved area.

A small forebay has been provided on sheets 7 and 8. Revised Drainage report has been provided.