



70 Essex Street, Unit 2C, Mystic, CT 06355 ■ Phone: 860-536-7390

August 2, 2023

Planning & Zoning Commission
Town of Montville
310 Norwich New London Tpke
Uncasville, CT 06382

Re: Planning and Zoning Commission – 2040 Route 32 Gas Station/ Convenience Store Town
Engineer Comments & Staff Comments

In response to the Memorandum dated July 19, 2023, and the Towns comments regarding the subject property, we have developed the following point-by-point response:

Montville WPCA 7/20/2023

1. Based on the examination of the Feb 2023 Fedus Eng drawings for the above-referenced site, we believe that the water/sewer lines shown are located incorrectly. We would like to meet the team out at the site to confirm the locations to ensure they will not be located under the (proposed) stormwater detention pond. – **Following the site meeting held on 7/25/2023, our team successfully identified the watermarking as indicated by your team. Subsequently, we are convinced that the detention basin no longer interferes with the existing water main traversing our project site.**

Town Engineer, Thomas Cummings, CLA Engineers, Inc. 7/18/2023

1. The location for handicap parking must be relocated to the front door, and the sign detail and space detail updated, and it must be a van space. – **Refer to sheet 3 of 8 for the new handicap space location.**

2. The guy pole supporting the utility pole on Podurgiel Lane is shown to be removed, what is replacing it? – **We have proposed a supplementary guy pole intended to reinforce the current utility structure located on Podurgiel Lane. Refer to sheet 3 of 8.**
3. A guide railing must be included on or in front of the northerly retaining wall and the detention pond wall near the entrance drive. A 42" high railing must be included on both walls. A detail of the installation of the guide railing must be included on the plans. – **We have added a 42" railing in front of the northerly retaining wall and the detention basin shown on sheet 3 of 8. Also, there is an updated detail on sheet 8 of 8.**
4. The front sidewalk detail along Rt. 32 must conform to the Town's Standards and a driveway apron detail added to the plans. – **Added on sheet 8 of 8.**
5. The hydro-dynamic separator at the entrance drive cannot be installed as shown. – **The hydro-dynamic separator has been moved to ensure an adequate distance from the basin wall.**
6. Additional directional traffic signage must be shown on the plans. The entrance drive must be modified to restrict and direct traffic in both directions as they enter the gas pump area. – **Directional signs and paint markers have been added to sheet 3 of 8.**
7. The depressed curb must be at the handicap space and a detail added to the plans. – **Added to sheet 8 of 8.**
8. The northerly parking area is too steep, a 5% slope should be considered as a maximum. – **Refer to sheet 4 of 8.**
9. The retaining wall note must state that the walls must be designed by a professional engineer and submitted to the Building Inspector for his approval. – **Addressed on sheet 7 of 8.**
10. A cross section of the proposed detention pond shows 6 foot high walls, the grading beyond the emergency spillway must be shown; it is noted that the grade of the emergency spillway is above the catch basin top of frame in the driveway entrance. – **Cross-section B-B added on 8 of 8.**
11. The entire proposed grading on the site must be reviewed and adjusted as necessary. The driveway grades must direct flow to the perimeter curbing. The elevation for the catch basin top near contour 168 in Rt. 32 is confusing. The sidewalk must drain to the roadway curbing. The elevation of the ground is some 3' above the floor elevation at the rear door. – **Modifications were made to the grading to address grade issues related to doors and the drive-thru/by-pass lanes. Additionally, adjustments were made to the driveway**

grading along the perimeter curbing. The invert direction of an existing catch basin near the 168 contour was also modified. Shown on sheets 3 & 4 of 8.

12. The roof drainage for the building must be shown on the plans. – **Added on Sheet 4 of 8.**
13. An E&S bond estimate must add a site stabilization item.
– **See the revised E&S bond estimate.**
14. Given the adjacent development and two bridges on the access drive to Montville Commons the assessment of the effect of that drainage system on the site must be fully described. – **See the attached narrative.**
15. Sheet 4 of 8 shows unidentified lines in the entrance drive and through the detention basin.
– **Addressed.**
16. The surface treatment of the landscaped island areas must be described on the plans.
– **Added to sheet 6 of 8.**

Connecticut Department of Transportation, Jonas Luceus

–**We received comments from the state on 7/28/2023 and are addressing each one. All responses to the CTDOT comments will be forwarded to the town planner.**

Town Planner, Liz, Burdick, 7/19/2023

1. Any substantive changes to the proposed site improvements may require additional review/approval by the Montville Inland Wetlands & Watercourses Commission.
Condition of Approval. – **Noted.**
2. The 2/22/23 SWPPP & 3/28/23 SWPPP Petroleum Addendum shall be strictly adhered to and shall be conditions of any favorable approval. Condition of Approval. – **Noted.**
3. State of Connecticut Dept. of Transportation (CTDOT) review & approval is required for any proposed work in the CT Route 32 State Right of Way. Preliminary approval shall be submitted prior to any favorable approval for this application. – **Noted, currently in the review process.**
4. Section 4.11.10 (Gasoline Filling Stations and Convenience/Gasoline Sales Establishments): a. Revise plan to show a suitably landscaped and screened area a

minimum of 10-feet wide or a six-foot high, stockade type, wooden fence with the finished side facing the residential district to be maintained between the site and adjacent residential lot. Plan revised to 7/12/23 shows about two sections of stockade fence proposed in the grass swale in the drainage. Please revise plan to show a more suitable screened area between the site and residential district. – **Discussed during the 7/25/2023 field meeting, appropriate screening will be determined and signed off by staff during construction.**

5. 17.3.1 (GIS) Digital data in accordance with this section shall be submitted to the Zoning Officer prior to issuance of a zoning permit to start work. Condition of approval. – **Noted.**
6. There will be no propane filling stations located at the site without an approved zoning permit showing size & location following approval by the Fire Marshal and/or Building Official. Condition of approval. – **Noted.**
7. Revise plan note to state “There will be no outside retail storage or display areas.” – **Following the meeting on August 3, 2023, we have eliminated all notes indicating that there would be no propane or external storage. The locations for the proposed external storage and propane storage have been illustrated on sheet 3 of 8.**
8. All site signage shall require an approved zoning permit prior to installation. Signage locations shall be identified in the field by a Licensed Land Surveyor prior to installation. Condition of approval. – **Noted.**
9. Town Engineer & WPCA comments shall be addressed. – **Addressed.**

Town of Montville Building Department Doug Colter, 7/24/2023

1. Building permits required for Building, Mechanical, Electrical, Plumbing, site drainage, sewer lateral connection, public water line connection, signs. Work requiring a permit will also include UST, secondary containment and monitoring, dispensers, storm drainage, retaining walls over 36” or where holding a surcharge. – **Noted. All appropriate building permits will be obtained prior to construction.**
2. Light pole bases shall be engineered for wind loads associated with the actual post to be installed. Manufacturers specifications where pre-engineered are acceptable. – **See note 6 on sheet 6 of 8.**

3. All site lighting must be of the “full cut off” design, and controlled for daylight and dimming as defined by the CT Modifications to the International Energy Conservation Code. – **See note 5 on sheet 6 of 8.**
4. Fuel Island Canopy foundation design to be professionally engineered to applicable wind and snow loads, canopy lighting must also be full cut off and subject the lumens restrictions in the Energy Conservation Code. – **See note 6 on sheet 4 of 8.**
5. ADA parking symbol is out date, and does not meet statutory requirements. Statutorily required signage plan not shown. – **Addressed. See sheets 3 & 8 of 8.**
6. ADA space shall be located as close to the front as practicable. – **Addressed. See sheet 3 of 8.**
7. Code compliant curb cut ramp required for ADA hatched area. – **No ramp needed. We have redesigned the parking area in the front of the proposed building be flush with the sidewalk. Refer to sheet 4 of 8.**
8. Propane tank exchange cage is typical for this operator, but not shown on drawings. Recommend this be considered now. – **Following the meeting on August 3, 2023, we have eliminated all notes indicating that there would be no propane or external storage. The locations for the proposed external storage and propane storage have been illustrated on sheet 3 of 8.**
9. RECOMMEND roof drain leaders not drain onto pedestrian way to avoid ice issues causing public safety concerns. – **Refer to sheet 4 of 8. All roof leaders are now being piped to catch basin #2.**
10. Store floor plan not provided, but applicant is advised that a Mercantile Occupancy with a patron/public area larger than 350 Sq. Ft. requires public access to the bathroom. – **Noted. There will be public restrooms. Please refer to the attached building plan.**
11. Post sign will require a separate permit, and require engineered foundation for wind load design. – **See note 7 on sheet 6 of 8.**

Town of Montville Review Meeting, 8/3/2023

1. Please provide a detail blow-up plan view of the guard railing in front of the wall. – **Refer to sheet 3 of 8.**

2. The northern parking area exhibits a 6% cross slope, which needs to be lowered. Kindly reconsider the gradient. – **Addressed on sheet 4 of 8. The cross slope in the drive area has been reduced to 4%, and the gradient of the parking stalls has been adjusted to 2%.**
3. The area behind the building should be surfaced with crushed stone. – **Addressed. Sheet 6 of 8.**
4. Indicate the designated areas for future propane and outside storage on the site plan adjacent to the sidewalk. – **Storage areas added sheet 3 of 8.**
5. Include the dimensions for the gas station signage. – **Refer to sheet 7 of 8.**
6. Incorporate a new lighting fixture that offers a full cutoff. Ensure this fixture cannot be rotated and is securely fixed to shine directly downwards. – **Refer to sheet 6 of 8.**

If you have any questions or require anything further, please let us know at your earliest convenience.

Sincerely,



Nathaniel Fleming