



October 29, 2024

Town of Montville
Department of Land Use & Development
310 Norwich-New London Turnpike
Uncasville, CT 06382

Attn: Meredith Badalucca, Assistant Planner, Land Use and Development Department

RE: Response to August 8, 2024, Staff Technical Comments
Gales Ferry Intermodal
1761 and 1737 Route 12, Gales Ferry, Connecticut
Commission Number 064MC4.01

Dear Mr. Capon,

On behalf of the applicant, 1758 RTE 32, LLC, Loureiro Engineering Associates Inc. (LEA) has prepared this letter in response to the Staff Technical Review Comments prepared by Merideth Badalucca, dated August 19, 2024. This document maintains the same numeric assignment as the comments and presents the comments in *italic* followed by LEA's response in vertical roman text.

Staff Technical Review Comments

1. *Zoning Regulation Section (ZR) 4.11.5.2 "Buildings shall be grouped that each façade shall face its full dimension upon a street."*
Response: As per the zoning regulation change, application 24ZC4, approved 10/22/2024, Section 4.11.5.2 now states: "Building shall be so grouped that each façade shall face its full dimension upon a street, unless the subject parcel or parcels included in the development are collectively located within the R-20-M zone or the Route 32 Overlay Zone."
2. *Provide in narrative details on how 2 dumpsters will meet the garage disposal needs of the 200 units. (ZR 4.11.5.3 & 9B.10)*
Response: There are 2 proposed locations for trash enclosures and each enclosure may hold multiple dumpsters. In addition, an enclosure has been added to the northwest location for collection of recycling materials. Cycling of collections can be enhanced as needed to facilitate sufficient service to meet the needs of the community.
3. *3. Include open space requirements in zoning data table. (ZR 9B.6 a)*
Response: Open space requirements have been added to the zoning data table in addition to the comprehensive landscaping requirements detailed in Site Note 5.



4. *4. Provide height of community building (ZR 9B.6 b)*
Response: The height of the community building is to be 30.6 feet and is now stated in Site Note 4.6.
5. *5. Lighting shall be shown on plan and detail sheet (ZR 9B.14, 17.4.14, 18.14)*
Response: A lighting plan is being developed and will be submitted.
6. *6. Provide detailed narrative (ZR 17.2.5)*
Response: A Project Narrative is included in the application submission package.
7. *7. Provide documentation for drainage and utility easements shown on plan (ZR 17.4.6)*
Response: The drainage and utility easements are located on the smaller site lot that is to be merged with the larger lot. These easements are in favor of the larger lot and can be found on the attached subdivision plan titled The Village At Shantok Hill Subdivision, prepared by DiCesare Bentley, dated 07/17/2014 as received for record at Montville, CT and referenced in Survey Note 3 therein.
8. *8. Provide building elevations or preliminary architectural drawings for all buildings (ZR 17.4.18)*
Response: Architectural drawing including elevations and floor plans are attached.
9. *9. Should the applicant wish to complete in phases provide phasing plan (ZR 17.4.19)*
Response: Phased plans are now provided as C-9 SE&SC Work Zone 1, C-10 SE&SC Work Zone 2, and C11 SE&SC Work Zone 3.
10. *10. How many bedrooms per unit? If parking varies from requirements (ZR 18.3.2), PE to provide statement and parking plan to Commission for approval. (ZR 17.6.4 & 18.2.2 1)*
Response: The number of bedrooms varies per unit. However, ZR 18.3.2 states requirements for multi-family dwelling units with less than 25 units. Route 32 Overlay, OZ District, Section 14.A.3.d provides "All living units shall require 2 parking spaces except as otherwise approved by the Commission pursuant to Section 18.2.2 of these Regulations." The parking provided is estimated to be sufficient by the developer for the target residence profile.
11. *11. Bond estimate will be required (ZR 17.6.10)*
Response: A bond estimate is included with this submission.
12. *12. CT DOT encroachment review and OSTA traffic review (ZR 18.1)*
Response: A Traffic Impact Study prepared by KWH Enterprise, LLC, dated June 2024, is included. Additionally, upon local approval, plans and traffic study will be submitted to DOT and OSTA for review and approval.



13. *Verify curbing requirements (ZR 18.11)*

Response: 6" curb (bituminous lip curb or concrete curb depending on location) is proposed to separate parking stalls from sidewalk and prevent vehicles from overhanging walkways and from damaging trees or other landscaping materials.

14. *Survey Note 8: List both addresses 1758 & 1790 Route 32 unless merger is completed prior to site plan application. Town Assessor will determine which address will be used. Please reach out to her for proper address.*

Response: Both addresses are now listed in Survey note 8.

15. *How will lot merger be done? Deed, plan, both?*

Response: The lot merger will be done by both deed and plan.

16. *Building 1 close to setback, condition of approval will likely include "shall be staked out by LS"*

Response: Site Note 23 has been added stating, "All new buildings shall be staked out by a licensed surveyor."

Sincerely,
LOUREIRO ENGINEERING ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "G. F. Andrews", is written over a faint circular stamp.

George F. Andrews, P.E.
Principal Engineer, Civil Engineering