

# **FULLER ENGINEERING & LAND SURVEYING, LLC**

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## **PROJECT NARRATIVE**

**11 February 2025**

### **NARRATIVE OF PROPOSED DEVELOPMENT**

The project site is located at 145 Connecticut Route 32 and 18 Powerhouse Road in Montville, Connecticut. Presently, the site is developed with residences on each of the two properties. The property on Route 32 is approximately 1.36 acres and the property on Powerhouse Road is approximately 1.16 acres and is currently owned by JNE Holdings, LLC.

The two properties will be combined into one lot. Based on discussions with staff, this lot is considered a “through lot” and, therefore, the frontage will be on Connecticut Route 32. The project will be constructed in general phases.

The site does not contain wetlands. The site is characterized by relatively flat topography in the western half along CT Route 32 with moderately steep wooded slopes on the eastern portion of the property on the exiting rear portion of 18 Powerhouse Road.

Site improvements proposed under this application involve the construction of an eleven (11) unit multi-family development, renovation of the existing residences, parking, stormwater quality measures, utility infrastructure, landscaping. The existing house on RT 32 will be converted from a four family residence to a one family accessible unit. The existing house on Powerhouse road will be converted from a two family unit to a one family accessible unit.

Thirty-four spaces are required for the project. Each unit provides two parking spaces (one interior garage space and one exterior space) for a total of 16 garage and 16 exterior garage spaces (32 spaces total). Nine additional parking spaces are provided in small parking clusters throughout the site. The total parking provided is 41 spaces.

A refuse enclosure has been proposed at a central location within the project site.

Sewer, water, electric, cable, and phone will be provided from the Powerhouse Road.

Lighting will be provided by low-level, decorative wall mounted light fixtures. Pole lights will be provided within the interior of the site.

The proposed development results in an increase in impervious area when compared to existing conditions. To manage the increase in runoff associated with the increase in impervious area, the project includes the construction of two 4’x8’x4’ concrete galley systems that attenuate the increased flows up to a 50-year storm. Phase 1 will construct the initial system and level spreader to accommodate the eastern development of the first three units. Phase 2 will construct the balance of the stormwater system which will serve both the Phase 2 and Phase 3 development. Overflow is directed through one additional level spreader. Refer to the

*Stormwater Management* section of the Engineering Report for more details regarding the proposed drainage system.

Approximately 1 acre of the existing wooded area will be cleared. Grading for the eastern portions of the site anticipate moderate slopes without the need for retaining walls.

Each unit will have a small landscaped island adjacent to its garage door. Small patios are also provided at the rear of each unit.

The proposed area of disturbance in Phase 1 is approximately 1.3 acres. The proposed area of disturbance in Phases 2 and 3 is approximately 1.2 acres. Approximately 1,900 cubic yards of cut and 800 cubic yards of fill are required (net balance of 1,100 cy cut.)

Screening is provided along the north and south property lines by a 6' height stockade fence. Additional screening is provided along the southern side of the property along the north side of the existing properties fronting Powerhouse Road. Decorative flowering trees have been proposed within the central driveway area.

All sitework activities will be contained through soil erosion and sediment control measures in accordance with Section 15.1 of the Zoning Regulations. All measures will be monitored throughout the construction period and maintained as required to provide protection for the adjacent undisturbed areas.