

**PVC Direct Revised Site Plan**

2 & 8 Enterprise Lane, Oakdale, CT, 06370

Addressed Town Staff Comments

3/5/2025

**Town Engineer – David C. McKay**

- As indicated on the application, the total disturbed area required for this project is 1.25 acres. Because the project disturbs greater than 1 acre it is subject to the Town of Montville MS4 requirements. Please provide discussion for the project record as to how the proposed stormwater management system meets the requirements of the Stormwater Quality Manual to the maximum extent achievable. The water quality volume is not retained on site and post development peak flow rates are not attenuated to pre-development levels. An oil separator is proposed but is installed in an on-line configuration which is not acceptable for oil-grit separators used as pre-treatment structures in accordance with Chapter 13 of the Stormwater Quality Manual.

**These are two separate projects. There will be approximately 0.93 Acres of disturbance on 2 Enterprise Lane, and approximately 0.35 Acres of disturbance on 8 Enterprise Lane. The two sites are not being combined. The application has been revised to clarify this. Both sites are under 1 Acre of disturbance so it meets the towns MS4 requirements.**

- Please incorporate an operations and maintenance plan for the proposed stormwater management system.

**An operation and maintenance plan has been added to sheet 5 of the plan set**

- The relocated septic tank has a lower outlet elevation than the overflow elevation from the first distribution box which will result in a backwater condition in the septic tank. Please review the proposed septic tank elevation.

**The septic tank invert elevations and the invert elevation leaving the building have all been raised 0.3'**

- Please review the location of the curb ramp for the ADA parking space. It appears that the ramped portion of the sidewalk will conflict with the proposed double doors.

**Handicap parking space and ramp have been moved**

- Please review proposed grades for the sidewalk at the front of the building. Based on the spot elevations and finished floor elevation, if a 6-inch curb is provided, there will be no cross pitch for drainage on the sidewalk.

**Spot grades have been added showing the sidewalk pitched at 1% away from the building**

- Please include notes on the site plan and the retaining wall detail prohibiting the installation of a retaining wall drain or weep holes given the proximity to the proposed septic system. Please evaluate the feasibility of construction of a 15-foot-high retaining wall without a drain or weep holes.

**A note has been added to the plan saying that there will be no retaining wall drain on both sheet 2 and the retaining wall detail on sheet 5. Weep holes have been shown on the plan as far as possible from the septic area. Uncas Health also reviewed the plans and was not concerned with the proximity to the wall**

- Please provide documentation for the project file that New London Public Utilities has reviewed and approved the modified site plan due to its location in the public drinking water supply watershed.

**New London has been sent the plans. Their review will be provided once it is received**

- Please update the prior bond estimate for the expanded site work using 2025 unit costs. **The bond estimated has been updated to reflect 2025 unit costs and the new proposed work. It will be provided as part of this submittal package**
- Please incorporate Town of Montville trench pavement repair details as the proposed electric service is called out as underground and is crossing Enterprise Lane. **Temporary and permanent pavement/trench repair details added to plan**

#### **Assistant Planner – Meredith Badalucca**

Application:

- Include name and address of property owner for 8 Enterprise Lane. **Owner and address for both properties added to cover sheet of site plan and application**
- Clarify narrative to include location of overhead door. Is there a proposed overhead door in the rear and side of the building? Please include on layout and plan if there is a second overhead door proposed. **Yes there is an overhead door on both the side and rear of the building. It has been more clearly described in the narrative and is depicted on both the site plan and the building elevations.**
- Clarify in narrative if the show room is for wholesale purposes only as was indicated as part of Zoning Permit number 24 ZP 215 application.

**Narrative has been updated**

- Clarify the number of offices and square footage for each use as narrative does not correspond to Zoning Permit number 24 ZP 215. The same layout was provided for both applications.

**Narrative has been updated**

- Please provide a copy of the referral to the New London Public Utilities as well as, any comments received.

**New London has been sent the plans. Their review will be provided once it is received**

Site Plan:

- Per map number 1075 titled "Waterview Business Park, prepared for Village Development, Route 85, Montville, Connecticut, Prepared by John Kopko Jr & Associates, dated October 1988 and filed on the land records April 10, 1989, Note number 11 states: "Lot development shall take place on an individual basis. For zoning compliance permits, a site plan in conformance with Montville Zoning Regulations must be prepared and approved by the Montville Zoning and Planning Commission prior to the issuance of any building permits for any lot. All lots are restricted to 80% coverage of the total and of each lot with impervious surfaces (i.e. building, pave parking areas). Please verify these requirements have been met for each lot.

**There is approximately 0.63 Ac of impervious cover proposed on 2 Enterprise Lane which is a 0.94 Ac lot. That is about 67% coverage. There is approximately 0.40 Ac of impervious cover proposed on 8 Enterprise Lane which is a 0.93 Ac lot. That is about 40% coverage.**

- Please revise parking calculations on Sheet 2, if required per comment number 4 above.  
**Parking calculations have been revised to include all of the office space and the conference room. They also reflect the removal of the two parallel spaces at the entrance of 8 Enterprise Lane.**

- Sheet 2 has an additional north arrow on the left hand side of the plan.

**The additional north arrow has been removed**

- Clarify how trash removal will be handled as no dumpster is indicated on the site plan for 8 Enterprise Lane.

**A dumpster enclosure has been added to 8 Enterprise Lane.**

- Sheet 3, General Notes number 1 indicates CLA Engineers, please verify this is correct.

**Note has been changed to Green Site Design**

- Sheet 5, Erosion Control & Sedimentation Narrative note number 1 indicates 0.93 acres of disturbance is proposed. Please verify as application indicates 1.28 acres.

**The note has been revised**

- Per Zoning Regulation Section (ZP) 17.2.6 please provide an 8 ½" x 11" photocopy of a USGS Quad Map with the project site outlined.

**USGS Map provided with submittal**

- Per ZP 17.4.1 please indicate the name of the applicant and owner of record of each lot.

**Added to cover sheet**

- Per ZP 17.4.3 please indicate dimensions and area in acres and square feet.

**Area of lots added to sheet 1 of the site plan**

- Per ZP 17.4.4 "Zoning districts and dimension of all yards as required by these regulations. This information will be shown in both mapped and tabular forms." Please include required information for both lots.

**Zoning table for 8 Enterprise has been added to sheet 2 of the site plan**

- Per ZP 17.4.8 provide the approximate locations and size of all existing structures on the abutting properties which are within one hundred feet (100') of the property lot lines.

**There was one building with 100 feet of either property line. It was on 14 Enterprise Lane. It has been added to sheet 1 of the site plan along with its size.**

- Per ZP 17.4.9 please indicate "Location of all proposed storage areas for materials, supplies, products, vehicles and equipment that will not be kept inside a structure as required by these Regulations.". Please note the "existing loading space to remain" at 8 Enterprise Lane were not approved spaces. Please re-label.

**Note added to sheet 2 of the site plan**

- Clarify if any signage is proposed (ZP 17.4.13). If not part of site plan approval, a separate zoning permit application will be required. Please note, applicant has installed a sign at 8 Enterprise Lane without the benefit of a zoning permit.

**The existing sign by the entrance of 8 Enterprise Lane is going to remain in place. This has been clarified on sheet 2 of the site plan**

- Per ZP 17.4.14, show location, size, height and orientation of all outdoor lighting facilities for 8 Enterprise Lane. Per ZP 18.14, adequate lighting shall be provided in all lots of more than fifteen spaces except where the Commission may determine that such parking areas will never be used at night. Please note, the site plan for the Emergency Veterinary Hospital indicated two light poles.

**Lights added to plan**

- Please provide updated bond estimate per ZP 17.6.10.

**Bond Estimate provided with submittal**

- Proposed parking layout for 8 Enterprise Lane is not consistent with previously approved parking plan. Please remove 2 parallel spaces as they do not meeting the requirements of ZP 18.8.1 nor ZP 18.8.2. Also see comment 17 above regarding the "existing loading spaces".

**Parallel parking spaces called out to be removed**

### **Police Department – L.T. David Radford**

- The Montville Police Department does not see any issue with the proposed plans for 25 Site 1-2 & 8 Enterprise Ln. We assume that if there is any on street parking, it will all be within state law (i.e. distance from stop signs, distance from curbs, etc.).

**There is no on street parking**

### **Building Official – Doug Colter**

- Building, Electrical, Plumbing, and Mechanical permits required  
**The applicant will apply for all necessary permits**
- Site drainage plumbing installation is regulated by the CT State Building Code, permit required.  
**The applicant will apply for all necessary permits**
- Accessible parking, the route from the accessible parking, striping, and any signage are regulated by the CT State Building Code. Permit required.  
**The applicant will apply for all necessary permits**
- All site lighting is subject to the CT State Building Code, and shall be “full cut off” (aka dark sky compliant)  
**All lighting is to be full cut off. See lighting details on sheet 4 of the site plan**
- A Change of Use permit is required  
**The applicant will apply for all necessary permits**
- A dust hazard analysis is required, which may impact electrical and ventilation requirements.  
**Will be completed before building permit is applied for**
- Storage of commodity to be identified, including amounts  
**Will be completed before building permit is applied for**
- A complete set of construction documents will be required for a more thorough plan review.  
**Will be completed before building permit is applied for**

### **Public Works – John Carlson**

- All utility work in the town of Montville right of way requires a permit.  
**The applicant will apply for all necessary permits**
- Must follow the Town of Montville Road Standards and Improvement Details for all asphalt and roadway repair.  
**The temporary and permanent trench/pavement repair details have been added to sheet 6 of the site plan**

- Would like to make mention that the back corner of 2 enterprise lane there is a 10' drop off with no fence to keep people from falling. There is a guard rail but that is not high enough to stop a person from falling over the edge.

**4 ft chain link fence to be installed along top of wall. Detail added to sheet 6. Called out on sheet 2**

- 2 Enterprise lane Front parking spot closer to Lakewood drive has a steep drop off close to where a person would get out of their car. Would help if there was something to keep a person from falling over the curb. Maybe a fence or sidewalk. Get out of your car with not much room to walk to the building.

**4 ft chain link fence to be installed next to parking space. Detail added to sheet 6 , callout added to sheet 2**