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April 26, 2025

Ms. Meredith Badalucca
Assistant Planner
Department of Land Use & Development
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

**Re: 25SITE4 – 393 Butlertown LLC
Map 005 Block 027 Lot 004, 393 Butlertown Road
Oakdale, CT
Site Plan and Stormwater Management Report Review**

Dear Ms. Badalucca,

Per your request Boundaries, LLC. has completed a review of the site plans and stormwater management report for the proposed warehouse/storage facility at 393 Butlertown Road prepared by Green Site Design, LLC. This review is intended to evaluate compliance of the plan with the requirements of the Town of Montville Zoning Regulations.

The following documents were received as part of the application package:

- Site Plan Application.
- Statement of Use.
- Drainage Report.
- Off-Season Equipment Storage, 393 Butlertown Road, Oakdale, CT, March 2025.

The following comments or questions are based on the above documents:

Application

- Please confirm the project address.
- The application indicates the project will be served by municipal sewer, please update.

Statement of Use

- Please update the reference to the applicable zoning regulation for the proposed use in the first paragraph.



Stormwater Modeling

- Please provide the reasoning behind the assumption that the stormwater basin will be dry between the low-level outlet at elevation 235.5 and elevation 234. Based on the soil testing results and NRCS soil maps of the site infiltration will likely be minimal, and the basin is below the restrictive layer identified in Test Hole 101.
- The calculation of the water quality volume provided by the stormwater basin includes 4.5 feet of storage above the low-level outlet. The water quality volume should be calculated using the storage below the low-level outlet. Please update the calculation of the water quality storage volume provided by the detention basin.
- Please evaluate the discharge velocities to confirm rip rap scour protection sizing.

Site Plans

- Please evaluate the available sight line from the proposed driveway to confirm the driveway meets the requirements of the Town of Montville Road Standards 130B.8.
- Please confirm the proposed temporary sediment trap along the property frontages complies with the terms of the existing utility easement.
- It appears that under existing conditions runoff from disturbed areas could flow off-site to the northeast. Please review existing grades and add perimeter sediment barrier if runoff from disturbed areas could flow onto the adjacent properties to the northeast.
- Please provide measures to protect the permanent stormwater basin from damage during construction while being used as a temporary sediment trap.
- Please confirm the oil water separator will function as intended. Based on the elevations and the modeled water surface elevations in the stormwater basin, the oil water separator will be submerged during all storm events.
- Please update the configuration of the oil water separator so it is off-line and only treats the water quality flow per the Stormwater Quality Manual guidelines.
- Please review proposed grading around the stormwater basin. Per the proposed grades and the peak water surface elevations presented in the stormwater model the basin could overflow through the south corner.
- Please review the proposed grades of the catch basins in the front parking area and entrance driveway. The tops of frames are below the low-level outlet from the stormwater basin and the modeled water surface elevation during all storm events so runoff from the stormwater basin could overflow through the catch basin tops.
- Please review proposed grading at the building entrance to ensure that adequate pitch is maintained away from the doorway.
- Please incorporate a level spreader to the piped discharge from the stormwater basin sized per Page 476 of the Stormwater Quality Manual to protect the Butlertown Road right-of-way from concentrated point discharges.
- Please incorporate a fence around the stormwater basin due to its depth, side slopes and likely presence of a permanent pool of water.
- The proposed drain is located within 25 feet of the proposed well and does not comply with the required separating distances. Please review the route of the proposed drain or the well location.
- Please update Erosion & Sedimentation Control Note 11, it is incomplete.

- Please review the proposed grass seed mix and confirm it is suitable for maintained lawns, 2H:1V slopes, and the stormwater basin per the Permanent Seeding section of the CT Guidelines for Soil Erosion & Sediment Control.
- Please coordinate the proposed asphalt thickness between the Bituminous Concrete Drives and Bituminous Concrete Pavement & Lip Curbing details.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.