

April 29, 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**

Please find below, our responses to the comments that we received:

### **Comments from Boundaries:**

#### **Application**

- Please confirm the project address.  
**The address of the property is 393 Butlertown Road. This has been corrected on the application.**
- The application indicates the project will be served by municipal sewer, please update.  
**The application has been revised to reflect on-site septic and well.**

#### **Statement of Use**

- Please update the reference to the applicable zoning regulation for the proposed use in the first paragraph.  
**The Statement of Use has been revised to reference Section 12.2.5 (Warehousing, wholesale businesses, interior or exterior storage)**

#### **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 test hole for the approved site plan was confusing. It stated no mottling, water, or ledge, but then said there was a restrictive lay at 43 inches. We did a new test hole on April 29, 2025, which has been added to sheet 3. This test hole was logged by Robert Russo, a certified soils scientist. This new test hole showed no water, no mottling, no ledge, and no restrictive layer down to 10 feet below grade, elevation 229. I believe my assumption that there will not be water at or above 234 is conservative.**
- 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.  
**The drainage report has been revised to just show the WQV below the low-level outlet.**

- Please evaluate the discharge velocities to confirm rip rap scour protection sizing.  
**Calculations have been added to the drainage report, showing the velocity at the riprap level spreader outlets and the splash pad into the basin.**

#### 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.  
**The sight lines have been shot in the field, they exceed the requirements of the Road Standards. The sightlines have been shown on sheet 2.**
- Please confirm the proposed temporary sediment trap along the property frontages complies with the terms of the existing utility easement.  
**As the easement document does not discuss temporary sediment traps, or any temporary uses within the easement, I have relocated the basin to outside of the easement. I have discussed this with the Uncas sanitarian, and it will be allowed, as long as the temporary basin is filled and eliminated prior to use of the septic system. This is noted on sheet 3.**
- 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.  
**Silt fence has been added along the easterly and northerly property line on sheet 3. Presently runoff will not flow to the easterly property line, however, that may change as grading proceeds.**
- Please provide measures to protect the permanent stormwater basin from damage during construction while being used as a temporary sediment trap.  
**When functioning as a temporary sediment trap, the basin will only be excavated down to elevation 232. Once the site is stabilized, the basin will be converted to the permanent stormwater basin, and then it will be excavated down to elevation 228. This has been noted on sheets 3 and 4, and also in the Erosion Control & Sedimentation Narrative on sheet 7.**
- 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.  
**The finished floor of the building has been raised one foot, therefore all the TF's and inverts have all been raised. Also, the low level outlet has been modified to a 12 inch orifice, therefore the high water levels have been lowered, during a 25 year storm event will now be elevation 237.65, and the 100 year storm event will now be elevation 238.12.**
- 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.  
**Revised on sheet 4. Drainage report has been revised to show that the entire 2 year storm event will flow to the separator.**
- 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.  
**Revised on sheet 4.**
- 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.

**The front parking area has been raised. The new CB TF's are 239.0, which is over 10 inches above the high level elevation for the 100 year storm event.**

- Please review proposed grading at the building entrance to ensure that adequate pitch is maintained away from the doorway.

**Spot grades have been added on sheet 4.**

- 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.

**The level spreader has been revised and calculations have been provided in the drainage report.**

- Please incorporate a fence around the stormwater basin due to its depth, side slopes and likely presence of a permanent pool of water.

**A chainlink fence, with an access gate, has been provided on sheet 2.**

- 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.

**The drainage pipe configuration has been revised to provide the 25 feet separation.**

- Please update Erosion & Sedimentation Control Note 11, it is incomplete.

**The note has been revised.**

- 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.

**The seed mixes have been revised for both the general areas and the stormwater basin.**

- Please coordinate the proposed asphalt thickness between the Bituminous Concrete Drives and Bituminous Concrete Pavement & Lip Curbing details.

**The detail for the bituminous concrete pavement & lip curbing is correct. The paving notes on the bituminous concrete drives have been removed.**

#### **Staff Technical Review Comments:**

##### **Application:**

1. Please correct the project address.  
**The address of the property is 393 Butlertown Road. This has been corrected on the application.**
2. Please indicate if the project is on individual well, municipal water, septic system or Municipal sewer.  
**The application has been revised to reflect on-site septic and well.**
3. Please provide USGS Quad per ZR Section 17.2.6.  
**A USGS map is being submitted with the revised plan submittal.**
4. Please provide a bond estimate per ZR section 17.6.10.
5. **A bond estimate is being submitted with the revised plan submittal, now that the review comments have been addressed.**

##### **Narrative:**

6. Please update to reflect the correct zoning regulation section.  
**The Statement of Use has been revised to reference Section 12.2.5 (Warehousing, wholesale businesses, interior or exterior storage)**

7. Zoning regulation section 4.11.11.3 does not appear to apply to this application and sheet 5 does not indicate these items.

**Referencing this section was a mistake. The Statement of use has been revised.**

Drainage Calculations, Hydraulics & Hydrology Report:

8. Existing Conditions states 2.1 acres. Application states 2.2 acres and site plan indicates 2.175 acres. Please clarify.

**They have all been revised to read 2.175 acres.**

9. Existing and Proposed Hydraulics indicates 2.18 acres. Please clarify.

**They have all been revised to read 2.175 acres**

Floor Plan:

10. Please clarify the use of the approximately 19' x 20' area in the bottom left corner near the two bathrooms. Such as, office, entrance, etc.

**This room will be an entrance and storage area for filing cabinets and a computer for keeping track of where all the equipment is stored, and records of their date of purchase and maintenance schedules.**

11. Please clarify the use of the 19' x 35' 6" Mezzanine area.

**Some of the equipment has small parts that are breakable and need to be stored in a safe area. These parts will be stored in the mezzanine. A floorplan is being submitted with these uses noted and a discussion of these 2 areas has been added to the Statement of Use.**

Site Plan:

Cover Sheet

12. Please include streets, lot lines and zoning district boundaries within 1,000 feet of the subject property on the location map per ZR section 17.2.6.

**The location map on the cover sheet has been revised.**

13. Please include the parcel ID (005-027-004) after street address.

**This has been added to the cover sheet.**

Sheet 2

14. Per ZR section 18.8.4, please state the reason the driveway is more than 30' wide at the right-of-way line and 55' wide at the curb line.

**The proposed driveway is 35 feet wide at the right-of-way and 65 feet wide at the curb line. This is needed for the large trucks and equipment to turn into the site from Butlertown Road without swinging out into on coming traffic.**

15. Per ZR section 17.4.14 and 18.14, please include location of lighting.

**Site lighting has been added to sheet 2 and details provided on sheet 7.**

16. Please indicate traffic flow on site plan including any one way and two way traffic to the rear of the building.

**Directional arrows have been added to sheet 2.**

17. Per ZR section 17.4.9 and 18.4.1 please show any outdoor storage area or truck storage areas.

**Outdoor storage areas have been noted on sheet 2. The front parking spaces will be used for storage at times, as they do not need 16 parking spaces.**

18. Is the applicant proposing any signage? If so, please show on the plan.

**No signage is proposed.**

Sheet 3



19. Please confirm that the temporary sediment basin is allowed within the CL & P Utility Easement area.

**As the easement document does not discuss temporary sediment traps, or any temporary uses within the easement, I have relocated the basin to outside of the easement. I have discussed this with the Uncas sanitarian, and it will be allowed, as long as the temporary basin is filled and eliminated prior to use of the septic system. This is noted on sheet 3.**

20. Please evaluate the need for a fence around the Permanent Water Quality Basin.

**A fence has been added on sheet 2.**

#### Sheet 7

21. Erosion Control & Sedimentation Narrative, note 11 is not complete.

**The note has been revised.**

22. Operation and Maintenance of Drainage System, note 2 is not complete.

**The note has been revised.**

#### Building Official Comments:

- 1.) The unit proposed is considered S-1 Storage, Motor Vehicle under the CT State Building Code.
- 2.) Fire suppression Sprinklers are required in this use group where the fire area exceeds 6,000 square feet.  
**Sprinklers will be provided. The waterline has been shown on sheet 5.**
- 3.) Any retaining walls over 3' in height require engineering and a building permit  
**No retaining walls are proposed.**
- 4.) Site storm water drainage infrastructure is governed by the IPC portion of the CT State Building Code, requires a permit and a licensed plumbing contractor
- 5.) Building Code regulation of the sewer and water line infrastructure begins where the WPCA defines their regulatory demarcation, or in the case of Septic, where the Uncas Health District jurisdiction ends.
- 6.) If no floor drains are planned, the floor must pitch to the doorway, and consideration of collection and treatment of water run-off by the site storm water collection system should be considered. (oil water separator, etc.)  
**No floor drains are proposed. The owner would like the building to have a level slab, as the building will not be used for maintenance or washing of vehicles. The equipment will be stored in the building during their off season. Snow plowing equipment during the summer and paving equipment during the winter. If a pitched floor is required, then that will be provided when the plans are submitted for a building permit.**
- 7.) If there is no sanitary sewer, any planned floor drains are required by the

2022 CSBC to be piped to a holding tank for frequent pump out and trucked to a wastewater treatment facility

No floor drains are proposed. The building will not be used for maintenance or washing of vehicles. The equipment will be stored in the building during their off season. Snow plowing equipment during the summer and paving equipment during the winter.

- 8.) Site lighting is regulated by the 2022 CSBC for full cut off fixtures, maximum lighting power, and lighting controls. There is insufficient information on the land use plans to determine compliance. Lighting has been added to sheet 2 and details on sheet 7.