



Boundaries LLC
179 Pachaug River Drive
P.O. Box 184
Griswold, CT 06351
T 860.376.2006 | F 860.376.5899

www.boundariesllc.net

June 23, 2025

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

**Re: 25SITE5 – RAND-WHITNEY REALTY, LLC.
375 Maple Ave. and Route 163
Montville, CT
Site Improvement Plan and Stormwater Management Report Review**

Dear Ms. Badalucca,

Per your request Boundaries, LLC. has completed a review of the site improvement plans and stormwater management report for the proposed trailer storage facility located at 375 Maple Avenue and Route 163 (Map 031 Lot 015-000 and Map 031 Lot 019-000) prepared by CLA Engineers, Inc. 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.
- Project Narrative Letter and Owner's Authorization.
- Site Plan Checklist.
- Erosion and Sediment Control Checklist.
- Stormwater Management Report.
- Site Improvement Plan, 375 Maple Avenue/Route 163, Town of Montville, Connecticut 06382, Prepared for Rand-Whitney Realty LLC, One Agrand Street, Worcester, MA 01607, June 2, 2025.

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

General

1. Please verify the area of disturbance. The application specifies 4.4 acres of disturbance while other supporting documents state 3.75 acres of disturbance.
2. Please provide a bond estimate for erosion controls and site restoration for evaluation (ZR Section 15.1.3).



Site Plan

1. Please provide elevations and/or details for sewer manhole modifications required to accommodate proposed grading.
2. Please confirm if modifications to the existing guy wire are required to accommodate the curb cut on Robertson Road and add call outs and/or details as applicable.
3. Please call out the chain/gate referenced in the Stormwater Management Report on the Site Plan to prevent general access to the site using the emergency entrance from Maple Avenue.
4. Please provide details for stabilization of the earthen berm between the sediment forebays and water quality basins.
5. Please indicate the required thickness for the standard riprap spread apron at the relocated drainage discharge.
6. Please incorporate a guiderail or similar barrier between the designated snow storage area and the grassed swales to prevent snow from being inadvertently plowed into the swales resulting in blockages in the case of a winter rain event.
7. Please provide turning movements to verify that trucks can access the site as proposed from Robertson Road and Maple Avenue.
8. Please consider if reciprocal easements over the subject parcels are appropriate for construction and use of the driveway/trailer storage area.
9. Please indicate the proposed drainage easement for the Town of Montville stormwater discharge on the plans.
10. Please verify that the approximate location of off-site structures within 100 feet of the subject property lines in the development area are included on the site plans (ZR Section 17.4.8).
11. Please confirm if any business signs are desired and add the locations to the site plan (ZR Section 17.4.13).
12. Please evaluate if landscape screening between the abutting residentially used properties and parking area is warranted given their proximity (ZR Section 17.6.5).
13. Please add details for restoration of the public right-of-way for the proposed catch basin conforming to Town of Montville Road Standard and Improvement Details (RS) Sections 140B.3 and 140B.4.
14. Please provide a detail for the proposed driveway apron showing a 1-1/2-inch lip at the road edge per RS Section 130B.2.
15. Please demonstrate that the proposed driveway meets the sight-distance requirements of RS Section 130B.8.
16. Please provide information on proposed site lighting and a photometrics plan if lighting is proposed.

Stormwater Management Report

1. Please update stormwater management analysis in Section 5.0 to reflect pipe slope of 36" pipe per the site plans.



Please note that the applicant has stated that the increase in peak flow rates as a result of this project are minimal in nature and have certified as part of the stormwater management report that there will be no adverse impacts to downstream areas as a result of this project.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.