

# CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

July 7, 2025

Meredith Badalucca, Assistant Planner  
Town of Montville  
310 Norwich-New London Tpke., Uncasville, CT 06382  
Via Email: [mbadalucca@montville-ct.org](mailto:mbadalucca@montville-ct.org)

RE: 25SUB4 - Desautel's Resubdivision  
257 Chesterfield Road, Montville, Connecticut  
CLA-7873M

Dear Meredith:

CLA Engineers, Inc. (CLA) has received the application documents for the proposed resubdivision of 257 Chesterfield Road on the Town Form Repository:

<https://www.townofmontville.org/form-repository/25-sub-4-257-chesterfield-rd-4-lot-resubdivision/>

CLA has performed a review of the documents and offer the following comments:

1. Please confirm that the current street lines are 25' or more from the Chesterfield Road centerline.
2. Please indicate what the new property corner monumentation will be.
3. The topography does not appear to be accurate on sheet 3 of 13 in the vicinity of Eversource Pole #6725 and the cross-culvert discharge from Chesterfield Road (proposed Lot 1). Fill has been placed in this area that is not reflected in the topography. The plan should be revised to reflect the current topography.
4. Please identify the nature of the fill material and how it was placed, if known.
5. The Lot 3 Zoning Compliance Table does not appear to have the correct proposed lot area.
6. The limits of the Lot 4 driveway that is restricted to pervious surface only should be clearly depicted on the plans.
7. Please confirm that vehicles can make the turning movements proposed at the shared Lot 3 and Lot 4 driveway.
8. The existing cross culvert at Lot 1 appears to be HDPE not PVC.
9. Provide sightline demonstrations meeting the Town requirements for each new driveway.
10. Existing sewer inverts were not provided. CLA recommends noting on each lot that pumps and force main may be required for the sewer discharge.
11. The underground electric for Lot 1 should be relocated so stormwater discharge doesn't impact the trench/conduit.

12. The proposed catch basin at Lot 1 should be shifted toward the edge of Chesterfield Road. A type “c” top should be provided with a paved and curbed apron with smooth transition to Chesterfield Road. Wood guide posts should be replaced as needed to perform the work.
13. Sizing calculations for the preformed riprap scour hole should be provided.
14. Public Works should be contacted prior to the drainage construction to verify the layout and to inspect the work.
15. CLA recommends that public improvements be completed and accepted by Public Works prior to the sale of any lot.
16. Town of Montville standard details for driveways, trench/road repair, and culvert installation should be included on the plans.
17. A drainage easement and right to drain should be provided over Proposed Lot 1, in favor of the Town of Montville.
18. The project meets the goals of the 2024 Stormwater Quality Manual and the MS4 General Permit.
19. The Bond estimate is adequate for the proposed work.

Thank you for the opportunity to provide this review. Please feel free to call me at our office or email [khaubert@claengineers.com](mailto:khaubert@claengineers.com) with any questions.

Very truly yours,  
**CLA Engineers, Inc.**



Kyle Haubert, P.E.