

CLA Engineers, Inc.

Civil • Structural • Survey

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July 16, 2025

Ms. Meredith Badalucca, Assistant Planner
Montville Town Hall
310 Norwich-New London Turnpike
Montville, CT 06382

RE: Proposed Trailer Storage Facility
375 Maple Avenue and Route 163
Montville, Connecticut
CLA-7767F

Dear Ms. Badalucca:

CLA Engineers has prepared the attached Site Plan Application for a proposed trailer storage facility located on two parcels of land accessed by Maple Avenue and Robertson Road in Montville (Application 25 Site 5).

Revisions have been made to address the Staff Technical Review comments dated June 18, 2025 and comments received from Boundaries LLC dated June 23, 2025.

Please feel free to call me at our office or email me at dhayward@claengineers.com with any questions or comments.

Very truly yours,
CLA Engineers, Inc.



Darren Hayward, P.E.

Response to Comments received from Town of Montville dated June 18, 2025

1. Stormwater Management Plan, page 2 indicates 375 Maple Avenue is approximately 2.94 acres. The site plan indicates 3.01 acres. Please revise.

RESPONSE: Per the property survey prepared by Advanced Surveys, LLC (Sheet 1), the area of 375 Maple Avenue is 3.01 Acres. The Stormwater Management Plan has been revised.

2. Per Zoning Regulation Section (ZR) 17 .2.6, please provide location map at scale of one inch (1") equals one thousand feet (1000') including zoning district boundaries.

RESPONSE: Location Map showing Zoning District boundaries at scale 1" = 1000' has been inserted onto the cover sheet.

3. Per ZR 17.4.3, please include Route 163 unless requesting a determination of applicability.

RESPONSE: The proposed project area has been surveyed and improvements and environmental features located to Class A-2 standards as provided on a plan entitled "Property Survey Prepared For Rand-Whitney Realty LLC #375 Maple Avenue Montville, Connecticut Project No. 25-065 Drawn By: R.A.D. Date: 6/17/25 Scale: 1" = 30' Sheet 1 of 1 Advanced Surveys, LLC 60 Terry Road, Griswold, CT 06351 Phone (860) 639-8928". The remainder of the property shown and designated as "Route 163" on the Town of Montville Assessor's maps provides no probative information for Commission consideration with respect to this application; and, to the extent that such information is deemed required by Section 17.4.3 of the Montville Zoning Regulations, a waiver of that requirement, to the extent not shown on the above referenced survey, is hereby requested.

4. Per ZR 17.4.4, please include Route 163 parcel information on the Zoning Compliance Chart.

RESPONSE: Route 163 parcel information has been provided in the Zoning Compliance Chart.

5. Per ZR 17.4.6, please indicate the location, width of proposed drainage easement and easement area over each parcel to cross.

RESPONSE: An easement plan has been prepared and has been submitted separately to the Land Use Department.

6. Please provide copy of drainage easement, rights to drain and easement over each parcel to be reviewed and approved by the town attorney.

RESPONSE: See 5 above

7. Per ZR 17.4.8, please show location and size in square feet of all existing and proposed structures including underground storage tanks and uses on the property and 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.

RESPONSE: Please refer to waiver request letter from Heller, Heller & McCoy dated June 25, 2025. Abutting properties and uses have been shown on the attached plan entitled "100-Ft Abutters and Uses" by CLA dated 6/16/2025.

8. Please indicated per ZR 17.4.12 location, layout, type and size of buffer or landscape area, plant materials, fencing, screening devices, or other materials proposed for use, if any.

RESPONSE: A Landscape Plan has been provided with the plan set.

9. Per ZR 17.4.13, please indicate location, size, height, lighting and orientation of all signs if any are proposed.

RESPONSE: Proposed sign locations and details have been shown on the plans.

10. Per ZR 17.4.14, please indicate location, size, height and orientation of all outdoor lighting facilities.

RESPONSE: A Lighting Plan with details has been provided.

11. Per ZR 17.6.10, please provide bond estimate for review and approval by town engineer.

RESPONSE: A bond estimate for Erosion & Sedimentation controls is included.

12. 12. Per ZR 18.8.4 Greater driveway widths may be permitted where, in the opinion of the Commission, they are necessary to accommodate traffic volumes or movements, public safety requirements, or larger vehicles. Please confirm the greater width is to accommodate one or more of the above.

RESPONSE: The proposed width of the driveway opening is to accommodate a larger delivery vehicle (WB-67). The driveway opening on Maple Avenue has been mitigated to only allow right in and left out maneuvers of these larger delivery vehicles. It should be noted that access via this driveway will be restricted. Regular access to the site will be from Robertson Road.

13. Per ZR 18.14, please show adequate lighting on the plan as there are more than fifteen spaces and the lot will be used at night.

RESPONSE: A Lighting Plan with details has been provided.

14. Per ZR 18.6.1, please provide the square footage of the parking lot to determine applicability of this section.

RESPONSE: The square footage of the area dedicated to parking is approximately 70,500 SF.

15. No proposed signage is included on the plan. Should signage be desired, please indicate on the site plan in accordance with ZR 19.

RESPONSE: Proposed signage has been shown on the Site Plan.

16. Sheet 4 does not indicate a proposed chain or gate at the access drive on Maple Avenue. However, the Storm water Management Plan mentions a chain/gate and that this access is for emergency access. Please include call-out on the site plan.

RESPONSE: General access to the site from Maple Avenue will be restricted by a double leaf bar gate. This has been shown on the Site Plan.

17. Sheet 4 indicates a well in the proposed parking area, please indicate if this well is proposed to be removed.

RESPONSE: The two wells are to be converted to monitoring wells. The existing casing will be exposed and lowered. A precast concrete riser, cover and frame will be installed to allow future access.

18. Sheet 4, Note 2, indicates No direct disturbance to Inland Wetlands is proposed. Portions of the parking lot will be located within flagged wetlands. Please revise.

RESPONSE: The regulated area shown to be disturbed has been determined as a man-made channelized intermittent watercourse. No direct disturbance to wetlands are proposed.

19. Sheet 6, call-out top middle of sheet "Clear Lot to limits shown. Do not grub. Only grub lot after perimeter erosion and sedimentation controls and the temporary sediment traps are in place and have been approved by town staff." Please replace town staff with ZEO/WEO.

RESPONSE: The note has been revised.

20. Sheet 7, Erosion & Sedimentation Control Narrative, Notes 4 & 14. Please replace town staff with ZEO/WEO.

RESPONSE: The note has been revised.

Response to Comments received from Boundaries LLC dated June 23, 2025

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.

RESPONSE: The area of disturbance is approximately 3.75 acres.

2. Please provide a bond estimate for erosion controls and site restoration for evaluation (ZR Section 15.1.3).

RESPONSE: A bond estimate for erosion controls and site restoration has been included.

Site Plan

1. Please provide elevations and/or details for sewer manhole modifications required to accommodate proposed grading.

RESPONSE: Sewer covers will need to be adjected. Proposed top of cover elevations have been added.

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.

RESPONSE: Modifications to the guy wire will be required and have been called out on the Site Plan.

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.

RESPONSE: General access to the site from Maple Avenue will be restricted by a double leaf bar gate. This has been shown on the Site Plan.

4. Please provide details for stabilization of the earthen berm between the sediment forebays and water quality basins.

RESPONSE: The embankment slopes between the sediment forebays and water quality basins are graded 2H:1V and are called out to be vegetated. Until vegetation becomes established, all slopes of 3H:1V or greater shall receive erosion control matting in accordance with the E&S Notes and Details sheet.

5. Please indicate the required thickness for the standard riprap spread apron at the relocated drainage discharge.

RESPONSE: Required thickness has been shown on the detail sheet.

6. Please provide turning movements to verify that trucks can access the site as proposed from Robertson Road and Maple Avenue.

RESPONSE: Turning movements by the design vehicle (WB-67) have been shown on the plans.

7. Please consider if reciprocal easements over the subject parcels are appropriate for construction and use of the driveway/trailer storage area.

RESPONSE: All applicable parcels, including discontinued Robertson Road, are owned by Rand-Whitney Realty LLC. As long as the parcels remain in common ownership, it should be the property owner's prerogative to use the property as they see fit, within the ambit of the applicable regulatory structure. If and when ownership is ever severed and there is a different use of the properties, cross-easements may be advisable or required, based on circumstances as they exist at that time. However, for purposes of the current application, no cross-easements are required.

8. Please indicate the proposed drainage easement for the Town of Montville stormwater discharge on the plans.

RESPONSE: The proposed drainage easement for the Town of Montville has been shown on the site plans.

9. 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).

RESPONSE: Please refer to waiver request letter from Heller, Heller & McCoy dated June 25, 2025. Abutting properties and uses have been shown on the separately attached plan entitled "100-Ft Abutters and Uses" by CLA dated 6/16/2025.

10. Please confirm if any business signs are desired and add the locations to the site plan (ZR Section 17.4.13).

RESPONSE: No business signs are proposed. Appropriate traffic control signs have been shown.

11. Please evaluate if landscape screening between the abutting residentially used properties and parking area is warranted given their proximity (ZR Section 17.6.5).

RESPONSE: A Landscape Plan has been included in the plan set.

12. 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.

RESPONSE: A permanent pavement repair detail has been added to the plans.

13. 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.

RESPONSE: A driveway transition detail has been added to the plans

14. Please demonstrate that the proposed driveway meets the sight-distance requirements of RS Section 130B.8.

RESPONSE: RS Section 130B.8 requires the visibility at driveway intersections with town roads to allow a stopped vehicle on the driveway, located ten feet (10') back from the gutter line, to see, and to be seen, from a vehicle approaching from either direction along the town road, a distance of not less than two hundred feet (200'), based on a height of eye and object of 3.5 feet. These sight triangles have been depicted on the plans and it is our belief that this requirement is met.

15. Please provide information on proposed site lighting and a photometrics plan if lighting is proposed.

RESPONSE: A proposed lighting plan with photometrics has been provided.

Stormwater Management Report

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

RESPONSE: The narrative has been corrected to reflect a pipe slope of 1.7%. Flow volume was correctly calculated for this slope and remains unchanged.