

Sherry Pollard

From: Sherry Pollard
Sent: Tuesday, August 19, 2025 4:17 PM
To: Sherry Pollard
Subject: FW: Romano Subdivision
Attachments: Romano Subdivision 8-19-2025.pdf

From: James Bernardo <jim@jbsurvey.com>
Sent: Tuesday, August 19, 2025 1:00 PM
To: Stacy Radford <sradford@montville-ct.org>
Cc: Meredith Badalucca <mbadalucca@montville-ct.org>; Paul Geraghty <pgeraghty@geraghtybonnano.com>
Subject: Romano Subdivision

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Hi Stacey,

Attached are the revised subdivision plans for the Romano Subdivision. I will get you 2 paper prints in the mail.

Below, are my responses to the comments received from the staff review.

Date: 07/30/2025

Project Address: 158 Fitch Hill Rd

Project Name: Estate of Helen Romano

Reviewer: Doug Colter, Building Official

Upon review of land use documents submitted to the town planning officials, the Building Official notes the following:

- 1.) It is unclear how far buildings are from the lot lines. Structures closer than 5 feet have certain fire resistive and opening restrictions where a lot line change may require a building permit.
- 2.) The CT State Building Code states in part and material relevance:

§ 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to move a lot line that will affect any existing building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

- 3.) A more detailed survey showing the building setback from the property line is required to make a more accurate determination.

Reponse:

1. I have labeled the distance to the property lines for the existing buildings on Sheet 2.

From: [John Carlson](#)
To: [Meredith Badalycca](#); [Kyle Haubert](#); [Douglas Colter](#); [Doug Colter](#); [John Meigel](#); [Alyssa Brochu](#); [LT David Radford](#); [Chief Wilfred Blanchette](#); [Kristy Kupec](#); [Carlos Peixoto](#)
Cc: [Stacy Radford](#); [Sherry Pollard](#)
Subject: RE: 158 Fitch Hill Road Subdivision - 25 SUB 5
Date: Thursday, August 7, 2025 1:24:08 PM

Hello Meredith

Lot 37 must meet each

1. Driveway town road standard 130B.8. Sight Distance
2. Driveway town road standard 130B.9 Gradient.
3. Driveway town road standard 130B.12 drainage
4. Driveway town road standard 130B.11 Ascending Driveways

Thanks

John Carlson
Director Of Public Works
Town of Montville
860-848-7473

Response:

1. **I have moved the potential house and driveway location on Lot 37 to demonstrate a driveway that conforms to Town Road Standards (sheet 1)**

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

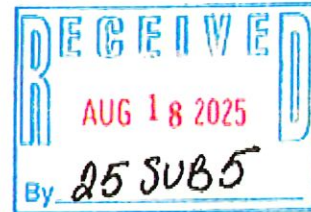
NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

August 18, 2025

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



RE: 25SUB5 – 158 Fitch Hill Road Subdivision
158 Fitch Hill Road, Montville, Connecticut
CLA-78730

Dear Meredith:

CLA Engineers, Inc. (CLA) has received the application documents for the proposed subdivision of 158 Fitch Hill Road on the Town Form Repository:

<https://www.townofmontville.org/form-repository/25-sub-5-158-fitch-hill-road/>

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

1. Minimum sight line distances should be shown for each of the potential driveways.
2. Additional silt fence should be shown between the potential house for Lot 37 and the road.
3. The rain garden calculations for 158 Fitch Hill Road should be modified to account for 1.3" of rainfall per the 2024 Water Quality Manual.
4. We have reviewed the frontages for compliance with Section 5.3.2 of the Subdivision Regulations with Public Works. Deeding of additional land to the Town of Montville is not necessary in this location.

Response:

1. I have added a 200' sight line distance to both potential driveway locations (sheet 1 & sheet 2).
2. Modified the location of the potential house and added silt fence and temporary hay bales (sheet 2).
3. Adjusted rain garden size to account for 1.3" of rainfall on sheet 1 and the detail on sheet 3.

Respectfully,

James (Jim) Bernardo, LS

Managing Member

James Bernardo Land Surveying, LLC

sUAS Certified Pilot

New London County Director-Connecticut Association of Land Surveyors (CALs)

102A Spithead Road

Waterford, CT 06385

860-447-0236 office