

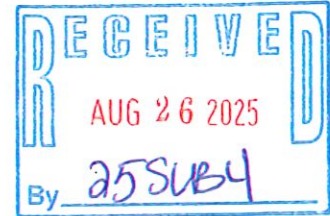
CLA Engineers, Inc.

Civil • Structural • Survey

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August 25, 2025

Meredith Badaluca, Assistant Planner
Town of Montville
310 Norwich-New London Tpke., Uncasville, CT 06382
Via Email: 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 revised resubdivision plan and offer the following comments (previous comments are in *italics*, new comments are in **bold**):

1. *Please confirm that the current street lines are 25' or more from the Chesterfield Road centerline.* **Not Addressed. However, the front lot lines do scale to more than 25' from the Chesterfield Road centerline on the plans; the need for property taking is unlikely.**
2. *Please indicate what the new property corner monumentation will be.* **Addressed**
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.* **Addressed**
4. *Please identify the nature of the fill material and how it was placed, if known.* **Not Addressed**
5. *The Lot 3 Zoning Compliance Table does not appear to have the correct proposed lot area.* **Addressed**
6. *The limits of the Lot 4 driveway that is restricted to pervious surface only should be clearly depicted on the plans.* **Addressed**
7. *Please confirm that vehicles can make the turning movements proposed at the shared Lot 3 and Lot 4 driveway.* **Not Addressed**

8. *The existing cross culvert at Lot 1 appears to be HDPE not PVC. Addressed on Existing Conditions Plan, but not on the Resubdivision Plan.*
9. *Provide sightline demonstrations meeting the Town requirements for each new driveway. Addressed*
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. Addressed*
11. *The underground electric for Lot 1 should be relocated so stormwater discharge doesn't impact the trench/conduit. Not Addressed. The proposed flared end unit is now directly over the electric trench. The flared end or electric trench should be relocated to prevent conflict with future drainage maintenance or repairs.*
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. Addressed*
13. *Sizing calculations for the preformed riprap scour hole should be provided. Not Addressed*
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.*
 - **Separate riprap plunge pool & preformed scour hole details are included with different dimensions. One should be selected and sizing calculations provided.**
 - **The pavement section detail does not meet the Town Road Standards.**
17. *A drainage easement and right to drain should be provided over Proposed Lot 1, in favor of the Town of Montville. Rights to drain should be clearly stated in the final easement documents. The Lot 1 legal description should be updated to include reference to the drainage easement and rights to drain. The proposed easement location should be modified so the proposed culvert is centered within the easement.*
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.*

New comments

20. **The Lot 1 conceptual house and driveway does not appear to be feasible to construct as depicted. Additional grading, site work, or modifications should be shown to demonstrate that the lot is buildable.**

21. Proposed grading should be shown at the drainage discharge onto Lot 1 to support the back of the proposed catch basin, and ensure adequate cover over the proposed culvert extension.
22. The drainage discharge on proposed Lot 1 has been shifted closer to #213 Chesterfield Road. There is concern that stormwater may bypass the proposed swale and enter the #213 property. A more well defined swale and riprap armoring, or manhole and culvert extension directing flow to the wetlands should be provided. Provide construction details.

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

Very truly yours,
CLA Engineers, Inc.



Kyle Haubert, P.E.