

CLA Engineers, Inc.

Civil • Structural • Survey

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

October 1, 2025

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

RE: 25SUB7 – 23-Lot Residential Resubdivision
47 Sharp Hill Road, Montville, Connecticut
CLA-7873N

Dear Meredith:

CLA Engineers, Inc. (CLA) has received the application documents for the proposed resubdivision of 47 Sharp Hill Road on the Town Form Repository:

<https://www.townofmontville.org/form-repository/25-sub-7-47-sharp-hill-road/>

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

1. A plan depicting only the proposed public improvements should be provided (similar to the erosion & sedimentation control plan).
2. The sight line easement over #45 Sharp Hill Road must be conveyed to the Town of Montville with or prior to acceptance of the road.
3. The area of total site disturbance, including the lot development should be indicated on the plans.
4. How will individual lots be developed? It appears that grading would be required across multiple lots to facilitate development. More details or a narrative should be provided.
5. The potential lot development along the west side of the road may intercept the groundwater table. Provisions to mitigate groundwater breakout and footing drain discharges should be considered.
6. It appears a diversion berm/swale is proposed to the west of lots 13 and 14 through the open space. More detail of this diversion should be provided including contributing watershed, materials, and sizing. Who will own and maintain this diversion?
7. The new road should be constructed in accordance with the Town Road Standards. The road should be designed as a “Local Street”.
8. The town road cross section detail should be provided on the plans.
9. The vertical curve 2+01 to 3+56 does not meet the minimum k-value.
10. Roadway centerline horizontal data should be added to the plan & profile sheet.

11. Snow storage reserve area should be indicated at the turnaround per Section 70E.3 of the Town Road Standards.
12. The yard drain system should be eliminated and catch basins proposed at each edge of road.
13. Underdrain should be provided along the uphill side of the road.
14. Access must be provided to all levels and structures of the water quality/bioretenion basins for future maintenance. A gravel or paved (depending on slope) access drive should be provided for public work equipment and personnel.
15. The water quality/bioretenion basin area should be fenced off from public access. Gates should be provided for Public Works access.
16. A section view through the water quality/bioretenion basins should be provided.
17. Will dams be created in water quality/bioretenion basins that will require CTDEEP registration & inspection?
18. The Stormwater Management Report indicates an unsuitable layer of soil is to be removed from the basin area. This should be indicated in the plan/narrative.
19. A catch basin should be provided in Sharp Hill Road, upgrade of the new intersection, over the existing culvert.
20. The infiltration trench should be reconsidered. The maintenance and operations will be a burden on the Public Works Staff.
21. Street trees should be provided as part of the public improvements.
22. Test pit data for the TP#1-TP#9 series should be provided.
23. References to the 2002 E&S manual on sheet 12 should be changed to 2024.
24. Construction inspection for public improvements will be required in accordance with the Town Road Standards, Section 50.
25. A bond estimate should be provided.
26. It appears that the CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities will be required. Copies of the registration and inspection reports should be provided to the Town throughout construction.
27. Road monumentation must be installed and reflected on the record plan prior to acceptance.

Stormwater Management Report

28. The Town has historically had drainage issues around #19 Sharp Hill Road, including runoff issues and icing in Sharp Hill Road. Impacts to the property and catch basin located within #19 Sharp Hill Road and to Sharp Hill Road from the proposed development should be evaluated.
29. The report refers to a site property manager. Will there be an Homeowners Association and property manager that maintains the development?

30. The conclusion statement refers to Lebanon.

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.