

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
Staff Report

Prepared by Meredith Badalucca on November 18, 2025

**Property Address:** 47 Sharp Hill Road (023-063-000)  
**Application:** 25 SUB 7 & 25 SP 1  
**Property Owner:** R&N Holding Company, LLC  
**Applicant:** MT Kineo Builders, LLC  
**LS:** John Faulise Jr., LS; Boundaries LLC  
**Attorney:** William R. Sweeney, Esq.  
**Public Water/Sewer:** Individual Wells and Municipal Sewer  
**Flood Hazard Zone:** No  
**CAM Zone:** No  
**Public Water Supply Watershed:** No.  
**Legal:** Submitted to Land Use Dept. on 9/5/25. Date of Receipt by PZC 9/23/25, Public Hearing scheduled for 10/28/25. Public Hearing was noticed in The Day on 10/15/25 & 10/22/25, as required. Public Hearing opened on 10/28/25.  
**Site Inspection:** Site visit completed on 8/5/25 by ZEO Radford and myself.  
**Performance Bond:** \$1,130.00.00

**Proposal:** 23 residential lot cluster resubdivision on a new cul-de-sac with open space and stormwater management areas.

**Background:**

- 1996 – PZC approved with conditions a one lot subdivision to create 40 Carol Drive. This map was never filed on the land records.
- 2012 – PZC approved 2 lot subdivision which created 40 Carol Drive.
- 2016 – PZC approved a 7 lot subdivision. These lots are now known as 45, 48, 49, 52, 53, 56 and 57 Carol Drive.
- 2024 – A boundary line adjustment between 45 Sharp Hill Road and 47 Sharp Hill Road was filed on the land records.

**Staff Comments/Review:**

The property is located in the R-20 zoning district (Zoning Regulation Section (ZR) 9). The applicant is proposing a cluster development (ZR 16.10) All proposed lots meet the minimum lot size, minimum frontage and setback requirements of ZR 16.10.6 as shown on the Zoning Compliance Table of the plan entitled “Resubdivision Plans Evergreen Hills, 23-lot Residential Resubdivision, 47 Sharp Hill Road, Montville, Connecticut 06382, Prepared for MT Kineo Builders, LLC, Dated July 10, 2025, Revised November 12, 2025”. Cluster developments bulk requirements, frontage, side yards, front yards, and rear yards may be reduced by twenty-five percent. However, no side yard shall be less than ten feet.

This parcel contains wetlands therefore, the applicant submitted an application to the Inland Wetlands Commission per Subdivision Regulation Section (SR) 3.4.2. The IWC approved with conditions at their August 21, 2025 meeting.

Per SR 4.3.5, the Assessor's office has provided lot numbers and street numbers for the proposed lots. Per SR 4.3.9, the proposed name of the street, Jonathan Way, is substantially different so as not to be confused in sound and spelling with present names in the Town.

A written statement indicating a will serve was provided by the WPCA via an email dated October 1, 2024 per SR 4.7.2.

Per ZR 4.10.2, Minimum lot frontage requirements may be reduced to no less than fifty feet (50') for lots facing a circular turnaround at the end of a dead end street, provided that the frontage required is maintained at the building line. Proposed Lots 12, 13, 14, 15, 16 and 17 all meet this requirement. Per ZR 16.10.6, the frontage may be reduced twenty-five percent (25%). The required frontage in the R20 zone is 80 feet, reduced by 25% is 60 feet.

Three of the proposed lots are interior lots which require a lot area and front yard setback equal to at least 1.5 times the minimum for the Zoning District. Therefore, the front yard setback for these interior lots shall be 45 feet. Interior lots also shall have a 25' wide access strip and be accessed via a shared driveway as indicated in ZR 4.11.4.

**Staff Technical Review Comments:**

1. Please revise plans to include the lot numbers and street numbers of proposed lots as provided by the Assessor's Office.
2. Please revise Zoning Compliance Table to indicate the required 45' front yard setback for interior lots.
3. Please include Rights of Access, Maintenance and Drainage in favor of The Town of Montville with the Walking Trail Easement over lots 14 and 15.
4. Sheet 2 indicates the drainage as a separate lot. The rest of the plan indicates it to be part of the road parcel. Please update.
5. Please provide offers of deed per SR 4.7.4 for review and approval by the Town Attorney.
6. Please provide shared driveway agreement per ZR 4.11.4.1 for review and approval by the Town Attorney.
7. Please provided applicable documents per ZR 16.3.6.h, "Covenants and Restrictions: The applicant shall provide the text of any proposed covenants, easements, deed restrictions, and community organizations necessary to assure the fulfillment of the intent and requirements of these Regulations and Final Development Plan as approved.". All documents shall be reviewed and approved by the Town Attorney.

**Agency Comments:**

Town Engineer: See Comments dated 11/17/25. Staff spoke with Kyle Haubert and he stated that all of his comments, with the exception of comment

#28, could be made conditions of approval. The applicant addressed this comment on November 17<sup>th</sup> to the satisfaction of the Town Engineer.

Fire Marshal: Referred on 9/8/25 and 11/13/25.

Building: Comments dated 9/15/25 “The Building Official has no comment on the residential site plan for the subdivision.”

Uncas Health: Comments dated 9/9/25 “These sites are proposed to be served by sewer and on-site wells. All well permits will need to be submitted by a licensed well driller and be at a minimum of 25’ to the proposed sewer line.”

WPCA: Comments dated 9/11/25 “The Utility Note on Sheet 8 indicates a 5’ separation between water and sewer. It needs to be 10’.”

Public Works: Comments dated 10/1/25 “At this time I have nothing to add to Kyle’s comment for this new subdivision.”

Police Department: Comments dated 9/8/25 “The Montville Police Department doesn’t see anything of concern on the plans. We do ask that when the project is started, if there is any “construction” necessary, involving Sharp Hill Rd, that all traffic control be brought to the Montville Police Department for guidance.”

Assessor: See comments dated 11/17/25.

Town Attorney: Referral will be sent when required documents are provided.

**SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:**

I make a MOTION to APPROVE with CONDITIONS numbers 1-29 as indicated in the staff report dated November 18, 2025, Application 25 SUB 7 and 25 SP 1 for a 23 lot cluster re-subdivision of 47 Sharp Hill Road (Parcel ID: 023-063-000) in that the application, supporting documents and a plan set entitled “Resubdivision Plans Evergreen Hills, 23-lot Residential Resubdivion, 47 Sharp Hill Road, Montville, Connecticut 06382, Prepared for MT Kineo Builders, LLC, Dated July 10, 2025, Revised November 12, 2025” comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

**CONDITIONS:**

Conditions prior to endorsement of final plans:

1. Plans shall be revised to address Assistant Planner Technical Review Comments listed in Staff Report dated November 18, 2025.
2. Plans shall be revised to address CLA’s review comments dated November 17, 2025. CLA shall review and approve revisions.
3. Provide offers of deed per SR 4.7.4 for review and approval by the Town Attorney.
4. Right of Access and Maintenance Easement, Drainage Easement, Walking Trail Easement and Sightline Easement shall be review and approved by the Town

Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.

5. Certificate of Title shall be reviewed and approved by the Town Attorney.
6. Shared driveway agreement shall be reviewed and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
7. Warranty Deeds and Easements granted to the Town of Montville shall be accepted by the Town Council.
8. Performance Bond in the amount of \$1,130,000.00 shall be posted.
9. Per SR Section 3.9 (GIS) and ZR Section 17.3: Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
10. Three (3) sets of paper plans along with mylars that include any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
11. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
12. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
13. A list outlining any changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.
14. All Town Engineer referral invoices shall be paid pursuant to the Town of Montville Ordinance No. 2007-002.

General conditions:

15. Special permit shall be recorded in accordance with ZR Section 4.4.
16. Special permit endorsement and filing shall meet the requirements of ZR Section 16.4.c.6
17. Approved Warranty Deeds, Easement Documents, Shared Driveway Agreements and Conditions of Approval shall be filed on the Land Records with the final endorsed mylars.
18. The Sightline Easement over #45 Sharp Hill Road shall be conveyed to the Town of Montville with or prior to acceptance of the road.
19. No work shall commence until mylars signed by the Planning and Zoning Commission have been filed on the Town of Montville Land Records.
20. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.
21. Construction inspections for public improvements will be required in accordance with the Town Road Standards, Section 50.
22. Copies of the registration and inspection reports for the CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities shall be provided to the Town throughout construction.

23. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to road acceptance.
24. Road monumentation must be installed and reflected on the record plan prior to acceptance.
25. The Montville Dept. of Public Works shall be contacted prior to the drainage construction to verify the layout and inspect the work.
26. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.

Conditions prior to conveyance of any lot and issuance of Zoning Permit for individual lot development:

27. All public improvements shall be completed. Public Works and the Town Engineer shall inspect and accept said work prior to completion of an as-built plan.
28. An as-built plan certified to Class A-2 accuracy shall be submitted. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plan. Any deviations or omissions must be noted.
29. Wetland placards shall be placed by LS at 50' URA on lot 1 and lot 4.

# Town of Montville Inspection Report

Date: 8/5/2025 Inspection Type: Wetlands Permit Inspection

MS4/ Erosion and Sediment Control Inspection Yes No

Location: 47 Sharp Hill Road Map/Lot/Block: 023-063-000

Parties Present Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Stacy Radford  
Meredith Badalucca  
[Click here to enter text.](#)  
[Click here to enter text.](#)  
CZC Approved Yes No

## Comments/Observations

Conducted a site visit in accordance with a pending IWC / PZC Application for a 23-lot resubdivision. The property was the site of the previous Sharp Hill Road Christmas tree farm.

# Town of Montville Inspection Report



# Town of Montville Inspection Report



# CLA Engineers, Inc.

Civil • Structural • Survey

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

November 17, 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: 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 latest revised 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). **ADDRESSED (Sheet PI-1 provided)***
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. **ADDRESSED (The Applicant's Engineer has acknowledged this requirement in the response cover letter)***
3. *The area of total site disturbance, including the lot development should be indicated on the plans. **ADDRESSED***
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. **ADDRESSED (in cover letter)***
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. **ADDRESSED***

**ADDITIONAL COMMENT:** An additional DMH or clean-out to grade should be provided at bend near the bioretention basins. The Town of Montville should not be responsible for the operation or maintenance of the underdrain trench and piping beyond the right-of-way limits. Easements and right of access and maintenance should be provided across the subject properties.

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?*

**ADDITIONAL COMMENT:** The plan call-out refers to a gravel swale, a riprap swale detail is provided. Riprap is recommended; the final plans should be coordinated to indicate riprap swale. The Town of Montville should not be responsible for the operation or maintenance of the swale beyond the open space limits. Signage should be placed within the open space along the swale indicating there should be no dumping or filling of the swale.

7. *The new road should be constructed in accordance with the Town Road Standards. The road should be designed as a "Local Street".* **ADDRESSED**
8. *The town road cross section detail should be provided on the plans.* **ADDRESSED**
9. *The vertical curve 2+01 to 3+56 does not meet the minimum k-value.* **ADDRESSED**
10. *Roadway centerline horizontal data should be added to the plan & profile sheet.* **ADDRESSED**
11. *Snow storage reserve area should be indicated at the turnaround per Section 70E.3 of the Town Road Standards.* **ADDRESSED**

**ADDITIONAL COMMENT:** The call-out on the final plans should be edited to indicate that the snow storage areas shall remain free of obstructions including fences, landscaping, and driveways.

12. *The yard drain system should be eliminated and catch basins proposed at each edge of road.* **ADDRESSED**
13. *Underdrain should be provided along the uphill side of the road.* **ADDRESSED**
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.* **ADDRESSED**
15. *The water quality/bioretenion basin area should be fenced off from public access. Gates should be provided for Public Works access.* **ADDRESSED**

**ADDITIONAL COMMENT:** A chain link fence construction detail should be included on the final plans (see Road Standards Figure 24).

16. *A section view through the water quality/bioretenion basins should be provided.* **ADDRESSED**
17. *Will dams be created in water quality/bioretenion basins that will require CTDEEP registration & inspection?* **ADDRESSED**
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.* **ADDRESSED**
19. *A catch basin should be provided in Sharp Hill Road, upgrade of the new intersection, over the existing culvert.* **ADDRESSED**

20. *The infiltration trench should be reconsidered. The maintenance and operations will be a burden on the Public Works Staff.* **ADDRESSED**
21. *Street trees should be provided as part of the public improvements.* **PARTIALLY ADDRESSED: Locations have been shown. Suitable native street tree species should be proposed and a planting detail provided on the final plans.**
22. *Test pit data for the TP#1-TP#9 series should be provided.* **ADDRESSED**
23. *References to the 2002 E&S manual on sheet 12 should be changed to 2024.* **ADDRESSED**
24. *Construction inspection for public improvements will be required in accordance with the Town Road Standards, Section 50.* **ADDRESSED**
25. *A bond estimate should be provided.* **ADDRESSED (construction cost estimate provided is acceptable)**
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.* **ADDRESSED (the Applicants Engineers has acknowledged this request in the cover letter)**
27. *Road monumentation must be installed and reflected on the record plan prior to acceptance.* **ADDRESSED (the Applicants Engineers has acknowledged this requirement in the cover letter)**

#### 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.*

**ADDITIONAL COMMENT:** The Applicants Engineer noted the installation of the new catch basin in Sharp Hill Road will help to collect and convey stormwater to reduce the potential for ponding/icing downgradient of the development. However, the previous icing issues in Sharp Hill Road was primarily from overland flow from the properties surrounding #19 Sharp Hill Road and potentially from the subject property (excerpt of the Town GIS mapping attached). The Town previously installed storm drainage to capture flow and mitigate the icing issues. Please provide commentary on the location and flow from the stormwater discharge for this proposed development and potential impacts to the downstream properties, existing stormwater system and Sharp Hill Road. In particular changes in peak flow and runoff volume for the combined Analysis Lines 1, 2, and 4.

29. *The report refers to a site property manager. Will there be an Homeowners Association and property manager that maintains the development?* **ADDRESSED**
30. *The conclusion statement refers to Lebanon.* **ADDRESSED**

**ADDITIONAL COMMENTS**

1. The bioretention basin construction narrative requires inspection by the design engineer. CLA recommends that the design engineer provide a letter certifying that the bioretention basins have been constructed in accordance with the plans prior to acceptance by the Town.
2. The easement between Lots 14 and 15 should also include drainage easement language and rights of access by the Town for operations and maintenance of the storm drainage infrastructure and open space.

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.



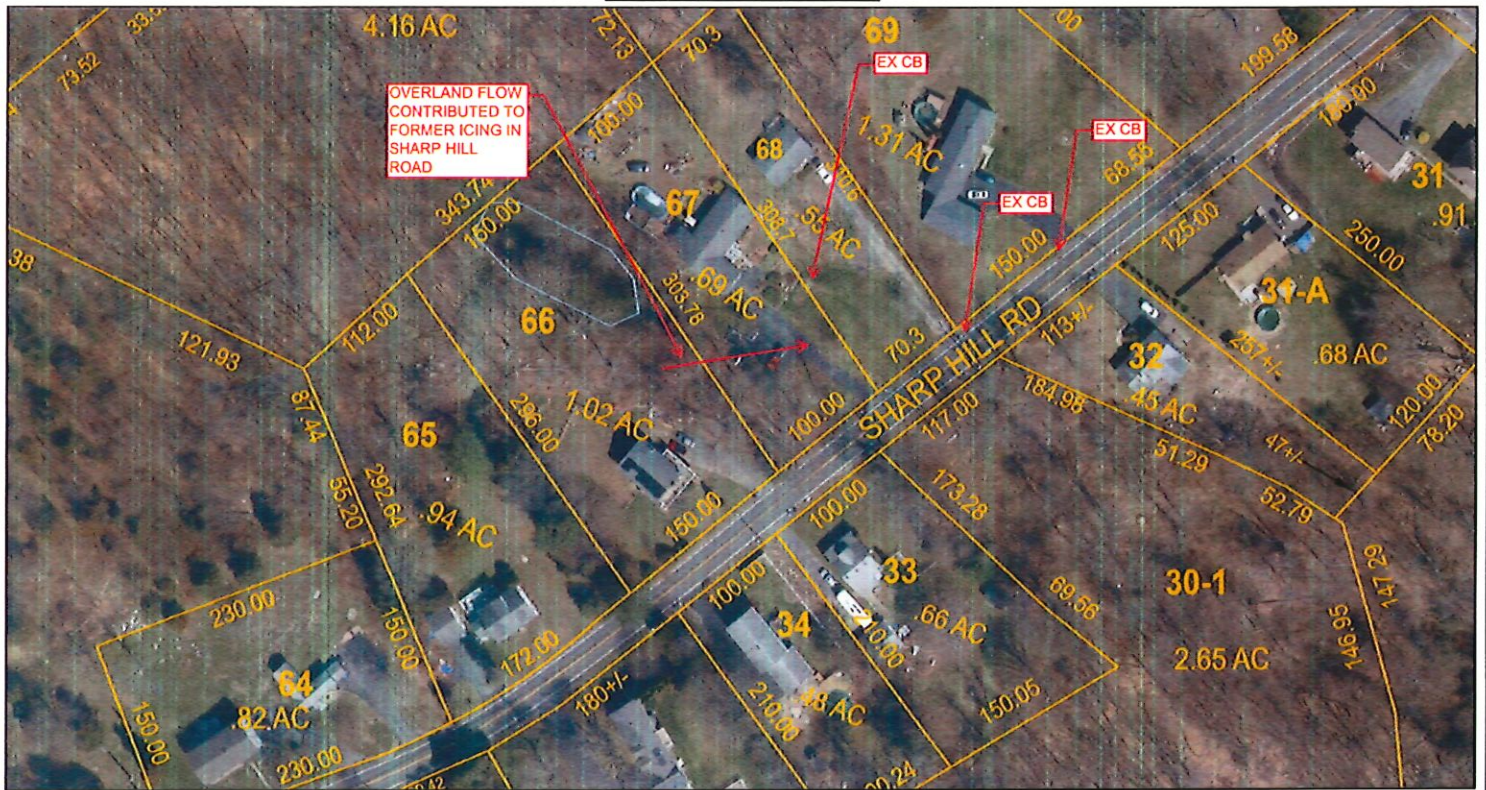
November 16, 2025

Town of Montville, CT

1 inch = 71 Feet



www.cai-tech.com



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**From:** [Meredith Badalucca](#)  
**To:** [Julie Boyle](#)  
**Subject:** 25SUB7 - 47 Sharp Hill Road - 23 Lot Resubdivision  
**Date:** Monday, November 17, 2025 1:16:29 PM

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**From:** Carlos Peixoto <cpeixoto@montville-ct.org>  
**Sent:** Monday, November 17, 2025 1:01 PM  
**To:** Julie Boyle <jboyle@montville-ct.org>  
**Cc:** Stacy Radford <sradford@montville-ct.org>; Kristy Kupec <kkupec@montville-ct.org>; Meredith Badalucca <mbadalucca@montville-ct.org>  
**Subject:** RE: 25SUB7 - 47 Sharp Hill Road - 23 Lot Resubdivision

Good afternoon,

After a second review with Kristy, we would like to note that the street numbers provided in the email sent on 9/23/2025 were assigned based on the "Site Plans 8/15/25 Part 1," Page 3 (Sheet 2/16). However, Page 6 (Sheet 5/16) of the same document shows a shared driveway serving Lots 5, 8, and 10. This shared driveway may affect the assigned street numbers, as street numbers are typically determined based on the location and orientation of the driveway.

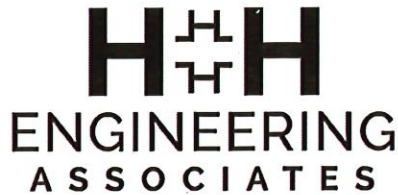
The parcels affected by the shared driveway include the proposed Lots 5, 8, 9, 10, 11, 12, 13, and 14. The new street numbers would be as follows:

PROPOSED LOTS	MAP	BLOCK	LOT	STREET #	STREET NAME	PARCEL ACREAGE
1	023	063	009	1	JONATHAN WAY	0.29
2	023	063	010	5	JONATHAN WAY	0.32
3	023	063	011	9	JONATHAN WAY	0.37
4	023	063	012	11	JONATHAN WAY	0.29
5	023	063	013	21	JONATHAN WAY	0.47
6	023	063	014	17	JONATHAN WAY	0.25
7	023	063	015	19	JONATHAN WAY	0.26
8	023	063	016	23	JONATHAN WAY	0.53
9	023	063	017	27	JONATHAN WAY	0.25
10	023	063	018	25	JONATHAN WAY	0.53
11	023	063	019	31	JONATHAN WAY	0.27
12	023	063	020	33	JONATHAN WAY	0.34
13	023	063	021	35	JONATHAN WAY	0.36
14	023	063	022	37	JONATHAN WAY	0.53
15	023	063	023	32	JONATHAN WAY	0.45
16	023	063	024	30	JONATHAN WAY	0.3
17	023	063	025	28	JONATHAN WAY	0.31
18	023	063	026	24	JONATHAN WAY	0.31

19	023	063	027	20	JONATHAN WAY	0.36
20	023	063	028	18	JONATHAN WAY	0.36
21	023	063	029	16	JONATHAN WAY	0.35
22	023	063	030	14	JONATHAN WAY	0.35
23	023	063	031	10	JONATHAN WAY	0.36
OPEN SPACE	023	063	000		JONATHAN WAY	8.63
<b>TOTAL =</b>						<b>16.84</b>

Best regards,

Carlos Peixoto, CCMA I  
Assistant Assessor, Town of Montville  
310 Norwich-New London Tpke.  
Uncasville, CT 06382  
860-848-3030 ext. 774



H+H Engineering Associates, LLC  
232 Greenmanville Avenue, Suite 201  
Mystic, Connecticut 06355  
860-980-8008  
[www.hh-engineers.com](http://www.hh-engineers.com)

Via E-mail

November 17, 2025

**Town of Montville**

Department of Land Use & Development  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

Attn: Meredith Badalucca  
Assistant Planner

RE: Response to Review Comments  
Mt. Kineo Builders, LLC  
47 Sharp Hill Road, Montville, CT

Dear Ms. Badalucca:

H+H Engineering Associates, LLC (H+H) is in receipt of the following review comments regarding the Subdivision application (Application 25 Sub 7 & 25 SP 1) for the project located at 47 Sharp Hill Road:

1. Preliminary Staff Technical Review comments received November 14, 2025.
2. Town Consulting Engineer comments dated November 17, 2025.

It is our understanding that the only item the Town has requested a response to is regarding Engineering Comment #28. For convenience, the comment is restated below, followed by our response in *italics*:

**Town Consulting Engineer Review Comments:**

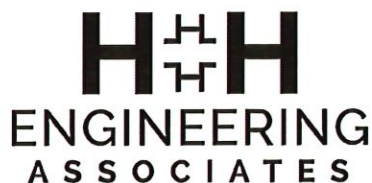
28. The Town has historically had drainage issues around #19 Sharp Hill Road, including runoff issues and icing in Sharp Hill Road. Impacts to the property and catch basin located within #19 Sharp Hill Road and to Sharp Hill Road from the proposed development should be evaluated.

*Original Response:*

*The new catch basin in the street will help to collect and convey stormwater to reduce the potential for ponding/icing downgradient of the development.*

**ADDITIONAL COMMENT:** The Applicants Engineer noted the installation of the new catch basin in Sharp Hill Road will help to collect and convey stormwater to reduce the potential for ponding/icing downgradient of the development. However, the previous icing issues in Sharp Hill Road was primarily from overland flow from the properties surrounding #19 Sharp Hill Road and potentially from the subject property (excerpt of the Town GIS mapping attached). The Town previously installed storm drainage to capture flow and mitigate the icing issues. Please provide commentary on the location and flow from the

November 17, 2025  
2025-0197



stormwater discharge for this proposed development and potential impacts to the downstream properties, existing stormwater system and Sharp Hill Road. In particular changes in peak flow and runoff volume for the combined Analysis Lines 1, 2, and 4.

Additional Response:

*The subject site is upgradient of 19 Sharp Hill Road. Flow within the vicinity of Sharp Hill Road, including the subject site and the off-site property identified, generally travels from west to east toward Maple Avenue before ultimately discharging in Rockland Pond.*

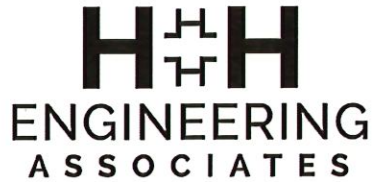
*Based on available mapping, a portion of the subject site (Drainage Areas 1, 2, and 4 as shown on the Pre- and Post-Development Drainage Area Maps) drains onto downgradient abutting properties to the east that convey flow to the Sharp Hill Road drainage system, which eventually discharges to Maple Avenue and Rockland Pond. Those three drainage areas correspond to Analysis Lines 1, 2, and 4.*

*When evaluating the combined pre- and post-development peak rates of runoff and volumes of runoff for these analysis lines, the HydroCAD modeling results indicate a reduction of peak rate of runoff and total volume of runoff to the downgradient properties. A summary of the combined pre- and post-development results is provided below:*

Runoff Summary – Combined Flow Contributing to Sharp Hill Road Drainage System						
Storm Frequency	Existing		Proposed		Change	
	Peak Rate (CFS)	Volume (CF)	Peak Rate (CFS)	Volume (CF)	Peak Rate (CFS)	Volume (CF)
WQS	0.18	3,102	0.01	166	-0.17	-2,936
1-year	6.29	34,440	0.57	17,566	-5.72	-16,874
2-year	9.51	49,703	1.46	32,198	-8.05	-17,505
10-year	20.86	103,522	13.25	86,821	-7.61	-16,701
25-year	28.60	140,704	23.63	124,085	-4.97	-16,619
100-year	41.01	201,210	31.80	184,282	-9.21	-16,928

Enclosed herewith are the pre- and post-development HydroCAD reports.

*Based on the above modeling results, the proposed improvements will reduce peak flow rates and total runoff volumes contributing to the downstream properties and the Sharp Hill Road drainage system.*



If you have any questions, please feel free to contact me at 860-980-8008 (office) or 413-579-4488 (mobile).

Sincerely,

**H+H Engineering Associates, LLC**

A handwritten signature in black ink, appearing to read 'Seamus Moran', written over a horizontal line.

Seamus Moran, P.E.  
Principal

11/17/2025

Date

## Meredith Badalucca

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**From:** Kyle Haubert <khaubert@claengineers.com>  
**Sent:** Monday, November 17, 2025 4:42 PM  
**To:** Meredith Badalucca  
**Subject:** RE: 47 Sharp Hill Road

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Meredith,

I reviewed Seamus's response and find that it adequately addresses that comment #28. His summary and combined flow calculations in the letter have demonstrated a reduction in peak stormwater flow rate and stormwater volume leaving the site for all of the storm events.

Thanks,

**Kyle Haubert, P.E.**  
**CLA Engineers, Inc.**  
317 Main Street  
Norwich, CT 06360  
P: (860) 886-1966  
[khaubert@claengineers.com](mailto:khaubert@claengineers.com)  
[www.claengineers.com](http://www.claengineers.com)

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**From:** Meredith Badalucca <mbadalucca@montville-ct.org>  
**Sent:** Monday, November 17, 2025 4:24 PM  
**To:** Kyle Haubert <khaubert@claengineers.com>  
**Subject:** FW: 47 Sharp Hill Road

**Caution:** This is an external email. Please take care when clicking links or opening attachments.

Kyle,

Please let me know if this addresses your comment.

Thank you,

**Meredith Badalucca, CZE0**  
Assistant Planner  
Town of Montville  
310 Norwich New London Turnpike  
Uncasville, CT 06382  
860-848-6779

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