

# FULLER ENGINEERING & LAND SURVEYING, LLC

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1 April 2026

Meredith Badalucca, Planning Director  
Town of Montville Planning  
310 Norwich-New London Turnpike  
Uncasville, Connecticut 06382

RE: Comment Response  
Phase 2  
22 Unit Condominium  
245 Route 32  
Uncasville, Connecticut

The following are our responses to comments from multiple departments in a letter from various review agencies. Our responses are designated in italics.

## Planning Director Comments – Meredith Badalucca dated 3/26/2026

### Technical Review Comments

1. Revised application shall be signed.

**Response:** *The revised application has been signed by the Applicant and resubmitted for the record.*

2. Per Zoning Regulation Section 18.8.2, dead end parking aisle shall be extended 5 feet. The dead-end parking aisle to the east of the property is not 5' on the northern side.

**Response:** *The dead-end parking aisle at the eastern terminus has been revised to provide the required five (5) foot extension in accordance with Section 18.8.2 of the Zoning Regulations. Refer to Sheet C-2.1.*

## Fire Marshal Comments – John Meigel dated 3/23/2026

1. My concerns for this property is the amount of space that fire apparatus has to extinguish fires, ladder rescue from 2<sup>nd</sup> floor, and also if our ladder truck will be able to operate for extinguishment in the narrow space. I have attached our dimensions for the ladder truck the town has. Also, the trees previously approved will definitely interfere but from what I understand, they have been previously approved by the previous Fire Marshal

**Response:**

*Emergency access has been evaluated based on the Town's ladder apparatus dimensions. The 24-foot-wide central two-way drive aisle provides sufficient width for apparatus access, staging, and maneuvering to serve all units.*

*Fire apparatus will be able to enter the site, position within the central drive aisle for ladder operations and fire suppression, and exit the site via backing movements consistent with typical dead-end fire access conditions. See Sheet C-2.1 for the addition of the Inferno Aerial fire apparatus in the "SU-30 & Inferno Aerial Fire Apparatus Turning Analysis.*

## The Quill Group

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With respect to landscaping, the proposed Dogwood trees (*Cornus florida*) are understory species with mature heights generally ranging from 20 to 30 feet and a branching structure that does not interfere with ladder operations when properly maintained. These plantings were previously approved as part of the original application.

## **Uncas Health District – Ronald McDaniel, WPCA Administrator. Email dated 4/1/2026.**

No Comments

## **Building Department – Doug Colter, CFM, Building Official dated 3/24/26.**

1. Existing snow storage for Phase I is inadequate and is interfering with parking and emergency vehicle access.

**Response: Snow storage areas for Phase 1 are limited; therefore, a snow management plan will be implemented. Snow will be cleared from parking and access areas on a per-event basis, with excess snow removed from the site as necessary to maintain full parking functionality and emergency access at all times. Permanent snow storage areas will be maintained adjacent to the Phase 4 Refuse Enclosure.**

**See Sheet C-2.1 for locations and Snow Management Plan.**

2. The next phase of construction will require a percentage of units to be Accessible.

**Response: The Applicant acknowledges the requirement for accessible dwelling units and will continue to coordinate with the Building Department to ensure compliance with applicable accessibility standards for all subsequent phases.**

**Subject to Building Department approval, Units 7, 8, & 9 are have been shown as “Accessible Units”.**

3. The Accessible parking spaces must be located as close as practicable to the Accessible dwelling units.

**Response: Accessible parking spaces are provided in proximity to designated accessible dwelling units in accordance with applicable code requirements.**

**The Phase 4 parking layout includes the required accessible spaces, and each accessible unit is served by two (2) dedicated accessible parking spaces located as close as practicable to the unit entrances.**

4. There is no infrastructure for site lighting at present, as they deleted it from the first phase of the project.

**Response: The temporary solar lighting installed during Phase 1 will be removed. The originally approved hardwired lighting system will be installed as part of Phase 2, including all required infrastructure, to ensure compliance with zoning and safety requirements.**

5. There are significant warranty claims being made by the Phase 1 unit owners, and the allege they are not being addressed.

**Response: The Applicant is actively addressing warranty claims submitted by Phase 1 unit owners and will continue to do so on an ongoing basis.**

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**CLA Engineers, Inc.**— Kyle Haubert, P.E. dated 3/23/26

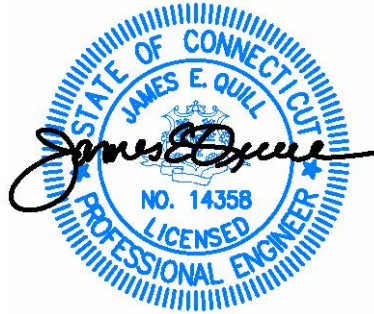
1. Provide gate at the fence return at the corner of Unit 12.

**Response: A 10-foot-wide double-panel gate has been added at the fence return near Unit 12 to provide access for inspection and maintenance of the lower-level level spreader. Refer to Sheet C-2.1.**

*James E. Quill*

James E. Quill, P.E.

CT PE # 14358



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