

FULLER ENGINEERING & LAND SURVEYING, LLC

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February 10, 2026
Revised 1 April 2026

RE: Site Plan Modification
245 Connecticut Route 32
Montville, Connecticut

PROJECT NARRATIVE

The original Site Plan approval for the above-referenced property was granted on March 22, 2022. A subsequent approval for Project Phasing was granted on December 13, 2022.

The applicant now seeks a modification to the approved Site Plan to proceed with the remaining phases of development and to allow building construction and occupancy on a phase-by-phase basis, with Certificates of Occupancy issued upon completion of each respective phase.

Modifications implemented during construction of Phase 1 necessitate submission of this Site Plan Modification in order to continue site development in a manner consistent with field conditions.

The principal plan revision involves raising the garage floor elevations and associated site grades for the Phase 2 and Phase 3 buildings. These adjustments eliminate the previously approved pumped sanitary (force main) system and allow for a fully gravity-based sanitary sewer system.

The total number of units and the overall infrastructure framework remain unchanged from the original approval. Approved Phase 1 as-built information has been incorporated into the revised plan set to ensure consistency with constructed conditions.

The stormwater management system and supporting computations are hydraulically equivalent to the originally approved design with respect to total storage volume and infiltration capacity.

This updated submission dated 4/1/26 includes the revisions based on staff comments submitted on 2/10/26 and additional revisions based on the most recent comments from staff on 3/23/26 – 4/1/26.

SUMMARY OF PLAN MODIFICATIONS (Updated to 3/31/26 Revision)

1. Sheet C-0 – Title Sheet
 - a. Updated revision dates within the Site/Civil drawings.
2. As-Built Zoning Improvement Location & Topographic Plan
 - a. Added as-built topographic data reflecting the approved Phase 1 construction.

3. Sheet C-2.1 – Proposed Site Plan
 - a. Incorporated Phase 1 as-built data.
 - b. Snow Storage Plan: Added Note 10 and plan location illustrating permanent snow storage areas.
 - c. Added turning movement for Inferno Aerial ladder fire apparatus.
 - d. Added 10' wide double panel gate near the corner of Unit 12.
 - e. Five (5) foot extension has been revised at terminus of the dead-end aisle.
 - f. Designated Units 7, 8, and 9 as Accessible Units.
4. Sheet C-2.2 – Phasing Plan
 - a. Incorporated Phase 1 as-built data.
 - b. Reconfigured Phases 2, 3, and 4.
 - c. Added parking calculations for each phase.
5. Sheet C-3.1 – Grading and Drainage Plan
 - a. Incorporated Phase 1 as-built data.
 - b. Modified driveway and building elevations to tie into the as-built Phase 1 structure.
 - c. Adjusted Phase 3 building elevations to reflect consistent conditions across the drive from Phase 1.
6. Sheet C-3.2 – Proposed Utilities Plan
 - a. Incorporated Phase 1 as-built data.
 - b. Removed the pumped force main sanitary system.
 - c. Added a gravity sanitary sewer system.
 - d. Added as-built Eversource transformer locations.
 - e. Modified transformer location between Phase 3 and Phase 4 buildings.
7. Sheet C-4.1 – Erosion & Sediment Control Plan
 - a. Removed the primary anti-tracking apron, as the site is now stabilized with bituminous pavement. The secondary access north of the main driveway will serve as the construction access.
8. Sheet C-4.2 – Erosion & Sediment Control Notes & Details
 - a. No changes.
9. Sheet C-5.1 – Landscape & Lighting Plan
 - a. Incorporated Phase 1 as-built data.
 - b. Removed proposed plantings within the completed Phase 1 area.
 - c. Retained major trees within the Phase 1 area.
10. Sheets C-6.1 through C-6.4
 - a. Removed references to sanitary pump systems.

ORIGINAL NARRATIVE OF PROPOSED DEVELOPMENT – Submitted on 25 January 2022

The project site, located at 245 Connecticut Route 32 in Montville, Connecticut. Presently, the site is developed with a residential house and detached garage. The property is approximately 1.83 acres and is currently owned by Western Group, LLC.

Although the site does not contain wetlands, an apparent off-site wetland and its associated Upland Review Area of 0.1 acres are located on the eastern portion of the site. The site is characterized by

relatively flat topography in the western half along CT Route 32 with moderately steep wooded slopes on the eastern portion of the property.

Site improvements proposed under this application involve the construction of a twenty-one (21) unit condominium development, renovation of the existing 2 story residence, a new garage, parking, stormwater quality measures, utility infrastructure, landscaping.

Each unit provides two garage parking spaces for a total of 42 condominium spaces. Nine additional spaces have been provided for guest and tenant parking for the existing house for a total 51 spaces. Each unit consists of a basement, and two stories above.

A refuse enclosure has been proposed at the eastern terminus of the main driveway.

Sewer, electric, cable, and phone are provided from the street. Due to the sloping nature of the site and shallow invert elevations of the sanitary sewer in the street, a combination gravity / force main system has been designed.

Lighting will be provided by low-level, decorative wall mounted light fixtures.

The proposed development results in an increase in impervious area of approximately 29,000+ square feet when compared to existing conditions. To manage the increase in runoff associated with the increase in impervious area, the project includes the construction of 4'x8'x4' concrete galleys that attenuate the increased flows up to a 100-year storm. Overflow is directed through a plunge pool at the bottom of the proposed retaining wall. Refer to the *Stormwater Management* section of the Engineering Report for more details regarding the proposed drainage system.

Approximately 2,400 square feet of the existing wooded area will be cleared. A modular block retaining wall at the eastern terminus of the main driveway allows for a gentle slope from the road to the east. Each unit will have a small landscaped island adjacent to its garage door. Small patios are also provided at the rear of each unit.

The proposed area of disturbance is approximately 1.5 acres. Approximately 300 cubic yards of fill will be required.

Screening is provided along the north and south property lines by a 6' height stockade fence. A low decorative stone wall with street tree plantings are provided to shade and visual interest into the site. Decorative flowering trees have been proposed within the central driveway area.

All sitework activities will be contained through soil erosion and sediment control measures in accordance with Section 15.1 of the Zoning Regulations. All measures will be monitored throughout the construction period and maintained as required to provide protection for the adjacent undisturbed areas.

Thank you.

James E. Quill

James E. Quill, P.E.

CT PE # 14358

