



70 Essex Street, Unit 2C, Street, Mystic, CT 06355 ■ Phone: 860-536-7390

June 15, 2026

Stacy Radford, Zoning & Wetland Officer
Dept. of Land Use & Development Town of Montville
310 Norwich-New London Turnpike.
Uncasville, CT 06382

Re: 18 Powerhouse Road
Montville, CT

Dear Ms. Radford:

Here is a narrative summary of the changes submitted electronically:

Site Plan:

1. Garages changed from 12' to 13'/14' wide. All garages are 25' deep as shown with the exception of units 8 – 11, which are 22' deep.
2. Units 2 through 6 have added a first floor bedroom.
3. Trash Enclosure was removed and trash/recycling will be stored individually in respective garages.
4. Parking required is 33.5 spaces and 36 parking spaces provided, slight reduction from original approval.
5. Double driveways on units 2 through 6 are 24' (minimum) wide instead of 20'.
6. Reverted back to original design with one garage and bedroom on first floor in units 2 through 6.

Grading/Drainage Plan:

1. Underground infiltration system was modified due to ledge encountered in the eastern portion of the system. Same size and capacity as original approval.
2. Modification of catch basins and outlet structure to accommodate relocated underground infiltration system (due to ledge).
3. All units to have full basements with Units 4 & 5 to have walkout basements, grading adjusted accordingly.

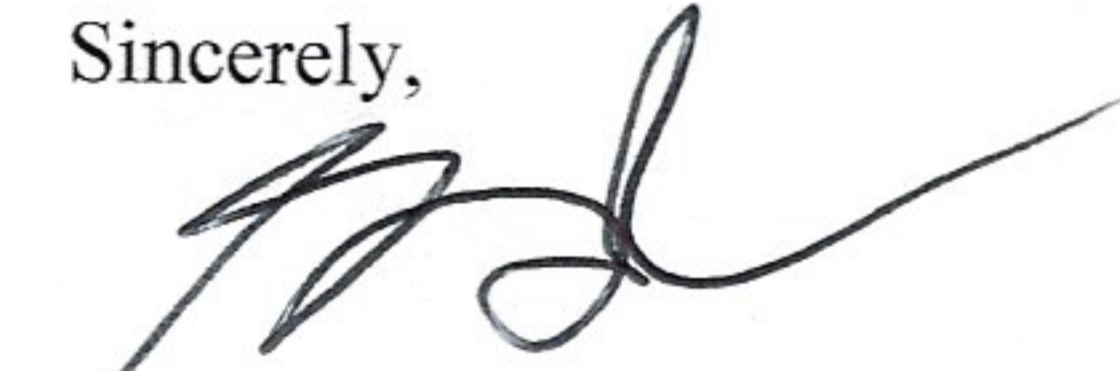
Erosion and Sediment Control Plan:

1. Stockpile locations are shown in three locations to accommodate the phasing and to limit interference with infrastructure construction.

2. Elimination of temporary sediment basin – original location coupled with grading and construction does not function as designed. Added double row of silt fence with hay bales between and placed down-gradient of all disturbed areas.

We are happy to meet at your convenience in your office to review the changes. We feel the changes are minimal and partially an adjustment to existing site conditions. If you have any questions or require additional information, please contact our office at (860) 536-7390.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregg Fedus', with a long, sweeping horizontal stroke extending to the right.

Gregg Fedus, PE