



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Report: 8-24 Meadows Apartments USDA Grant Application

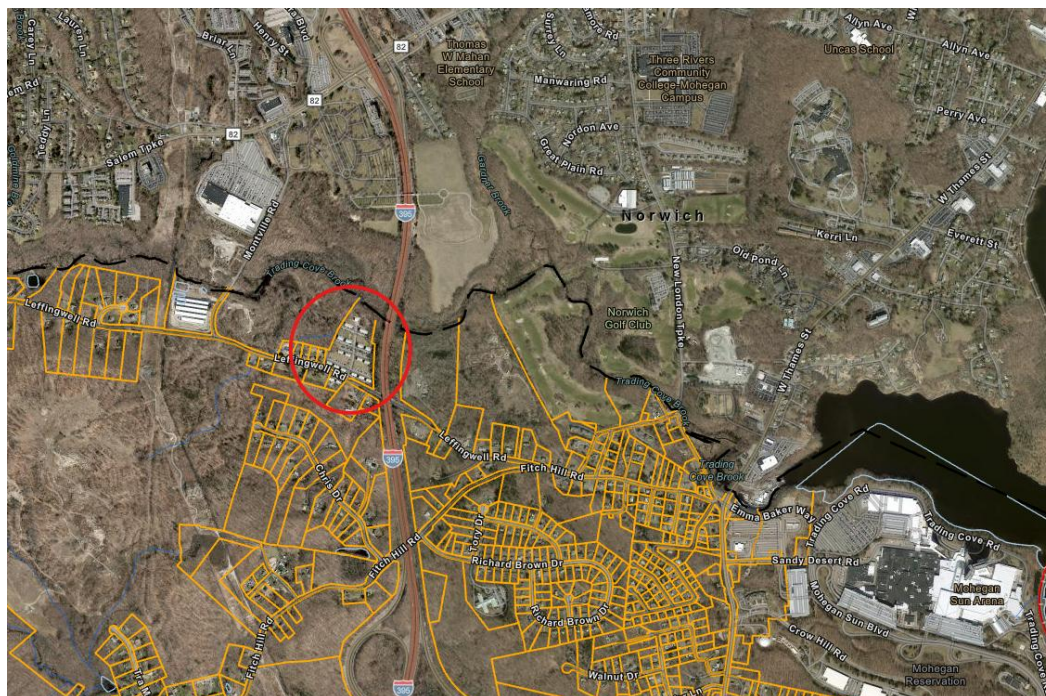
Prepared by: Dennis Goderre, PLA, AICP
Director of Land Use and Development

Date: June 22, 2026

1. Context

This 8-24 referral is associated with supporting the application for the US Department of Agriculture, Water and Waste Disposal Predevelopment Planning Grant. The purpose of the application is to fund the preparation of a Preliminary Engineering Report to study the need and feasibility of providing a sewer extension to the Meadows Apartments located at 90 and 91 Leffingwell Road (the Site; see location below). The extension is depicted upon the conceptual plan attached to this report.

The facilitating purpose of this request is to provide a new sewer force-main service to address the failing on-site sewer system. The applicant will be present to discuss the current conditions in more detail. At the time of drafting this report, no engineering evaluations have been provided that discuss the inability for the parcel to support an on-site wastewater system or replacement of existing system. The need has been conveyed verbally. However, if not addressed, staff suspects it could impact the livability of the buildings, thus possibly displacing tenants. The Health District has expressed support to address this issue.



The Meadows Apartments was constructed in 1967 and consists of 114 units and 187 bedrooms. The Site has been owned by The Meadows of Montville, LLC since August 20, 2013. Based upon conversations regarding this matter, the owner has been experiencing issues with the existing on-site septic system since it took ownership. The parcel is served by on-site wells, located at the north reaches of the parcel. The parcel is within the sanitary service area.



The USDA Predevelopment Planning Grant will cover 75% of the costs to prepare a Preliminary Engineering Report (PER) which will be used to describe:

1. the need for the improvement; and
2. solutions to address the need.

This is a precursor to a second grant which would provide 100% funding to construct the improvements, should the PER support the request.

It is important to note that the Town must be the applicant. A private land owner cannot be the applicant. Therefore, all funds and improvements will be administered by the town of Montville.

2. Considerations

Keeping in mind some of the following questions may only be answered when a detailed engineering report is completed and which will be funded by the USDA grant, they may assist the Commission in deciding on this matter:

Site Specific

What engineering evaluations have been done to date to determine the infeasibility of solving the problems on-site?

If evaluations have been evaluated, what are the conclusions which supports the need to connect to the Town's sanitary system?

If evaluations have not been completed, why?

Panning and POCD Implications

What are the flows anticipated from the development and how will this impact the capacity of the existing system, inclusive of pump stations, sanitary lines, and the capacity of the WPCF? Is there a clear understanding of plant capacity?

The town will be embarking on a new POCD and Housing Plan. If this USDA planning grant is submitted, should the services be used to assist in understanding overall WPCF capacity/expansion?

The Site, and immediate surrounding land, is not in a sewer avoidance area. (see attached map) Could, and would it be appropriate, for a sewer extension to the Site be planned to accommodate other development, particularly upon the Light Industrial land which is east and west of the Site? NOTE: This question, and the next, likely cannot be answered without considering the overall future Housing Plan and POCD objectives, and prioritizing other development areas.

Is this an appropriate location for more intense development than already zoned, especially considering the adjacent and nearby transportation network?

What precedent will be set for private developers? Hence, there is a need to clearly understand there are absolutely no on-site solutions. The following excerpt from a Memorandum by Wright-Pierce in 2020, after reviewing this proposal, also raised this consideration (full memo attached):

The developer has noted that the driver for his desire to find a public sewer means for sewer disposal is based on concerns over the Water Quality of the Trading Cove Brook, which is believed to be a class A or SA waterway. With the existing septic tanks and field potentially becoming less viable as they age. The concern over impairing the water way is valid. However, this is also the jurisdiction of the health department and DEEP, and not solely on the WPCA to provide remedy. Providing a benefit to this developer that might not be available to others in the WPCA's jurisdiction should be carefully considered to avoid setting any kind of precedent for future developers to cite.

3. Draft Motions

3.1 Approval

The following Motion is suggested for an approval:

I make a motion to forward a report of approval to the Town Council in accordance with CGS 8-24 for the submission of the US Department of Agriculture, Water and Waste Disposal Predevelopment Planning Grant associated with the request by Mayor Leonard Bunnell and Finance Director, Julie Chapman. The Commission finds that studying the feasibility of connecting the Site's sanitary services to the existing Town system to mitigate the on-site sanitary issues as being consistent with the 2022 Plan of Conservation and Development by protecting watersheds and ensuring housing options. This motion includes the recommendation that the grant application also evaluates the WPCF facility's capacity/expansion potential to 1. ensure no negative impacts to future capacity is created by this possible connection and 2. to understand overall WPCF capacity to support future town development. The study must include necessary onsite investigations, such as soil testing, calculations and surveys to ensure no on-site solutions are possible.

Town Council should take note that this decision is specific to the unique circumstance of this particular Site, due to its failing on-site system, and the Commission's decision is not a precedent to indicate support for taking a similar approach to mitigating other private development, existing or proposed, for the benefit of said private development.

3.2 Disapproval

The following Motion is suggested for disapproval:

I make a motion to forward a report of disapproval to the Town Council in accordance with CGS 8-24 for the submission of the US Department of Agriculture, Water and Waste Disposal Predevelopment Planning Grant as described in the request by Mayor Leonard Bunnell and Finance Director, Julie Chapman. The Commission finds the request to not be consistent with the 2022 Plan of Conservation and Development.



Figure
1













Project No.: CLA-6410
Date: 12/3/2020
Scale: 1 inch = 300 feet



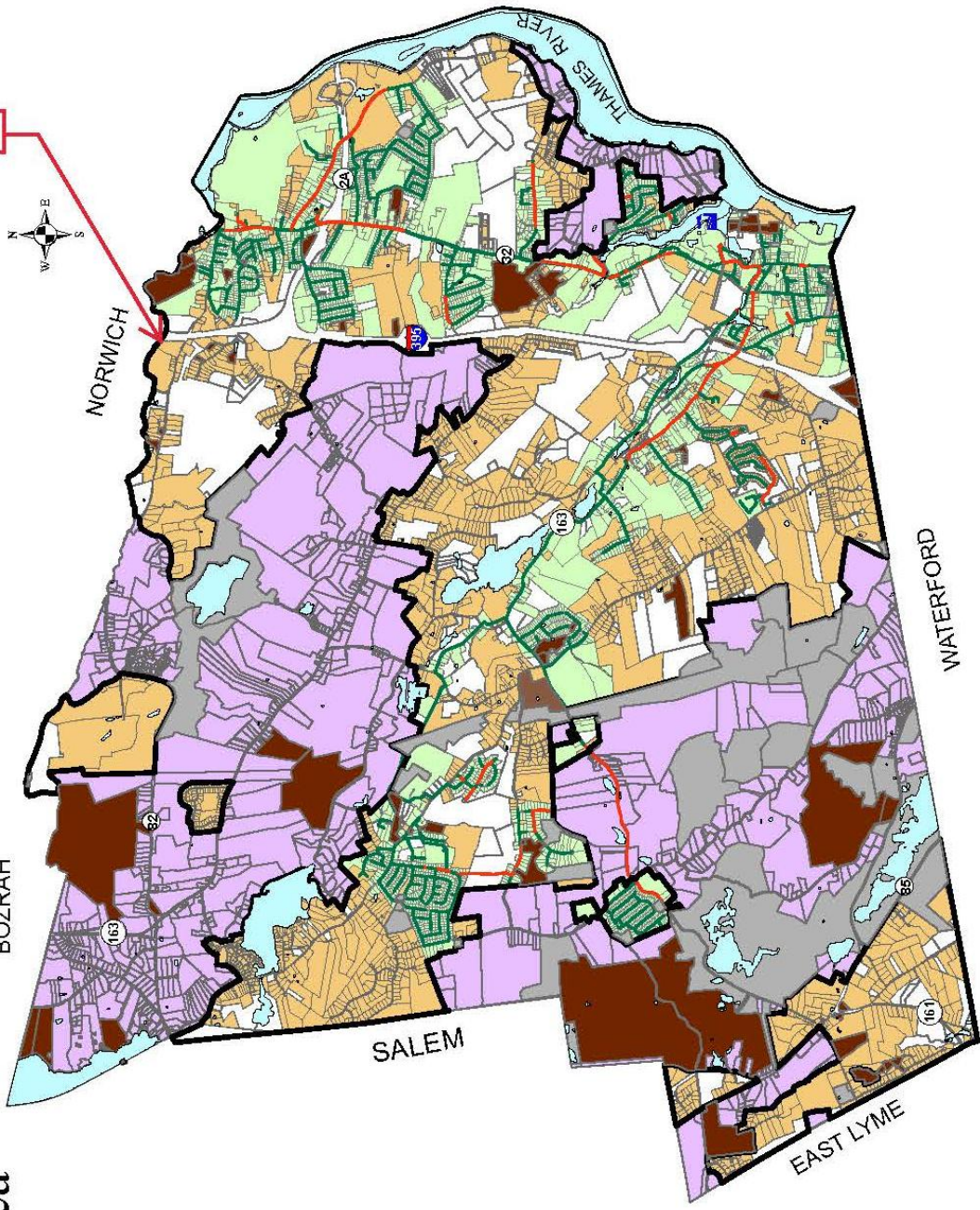
**The Meadows of Montville, LLC
90 & 91 Leffingwell Road
Conceptual Sewer Connection Layout**

CLA Engineers, Inc.
Civil • Structural • Surveying
317 Main Street
860-886-1966
Norwich, Connecticut
claengineers.com

Sewer Avoidance Area

-  Roads
-  Water
-  Gravity Sewer
-  Forcemain Sewer
-  Forcemain Sewer
-  Sewer Service Area
-  Sewer Avoidance Area
-  Sewer Service Area
-  Open Space
-  Utility
-  Septic
-  Wastewater Treatment Plant

SITE



Source: *Wright-Pierce*

Figure 30