

**From:** [Meredith Badalucca](#)  
**To:** [Gregg Fedus](#)  
**Cc:** [Dennis Goderre](#); [Stacy Radford](#); [Katherine Rose](#)  
**Subject:** 26 SITE 7 - 18 Powerhouse Road - Technical Review Comments  
**Date:** Thursday, June 25, 2026 3:40:17 PM

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Good afternoon Gregg,

I have done my preliminary review of the documents provided as part of the modification of approved site plan application number 25 SITE 2. Please see my comments below:

Application:

- Please revised to include the name, address, and phone number of the applicant. The original application had listed JNE Holdings LLC as the applicant.
- Please indicate the building height.
- The application indicates a determination of applicability is being requested. This is per Zoning Regulation Section (ZR) 17.5 which indicates you may ask for a determination of applicability for item in ZR 17.4. Please revised and if requesting a determination, provide a statement indicated the section and reason.
- The application, plan and architectural drawings all indicate different entities such as, JNE Holdings LLC, Kabo Development and MADO Group, LLC.

Plans:

- Please provide a full set of plans that include an overlay sheet showing the proposed modifications over the approved plan.
- The three sheets provided do not show any phasing, however some call outs speak of phasing. Phasing plan will need to be provided with full set.
- Full set should include construction sequencing. As an example, it is not clear when the temporary sediment basin will be back filled.
- The zoning table provided on Sheet 1 does not reflect the lot merger and proposed setback for the modification.
- Please note the setback on the Powerhouse Road property line does not meet the approved plan.
- Please provide parking calculation table.
- A signature block is required on the cover sheet such as the one provided on the previously approved plan.
- Site plan shall include the name and address of the applicant and owner of record.
- The removable barrier for the emergency access has been removed from the modified plan and needs to be shown.
- The location map shall meet ZR 17.2.6, as well as, an 8 ½" x 11" USGS Quad Map.
- Please provide a legend or label each at grade patio and deck including size.
- Provide landscape detail for proposed landscaping buffer.
- Please revise to include sidewalks along Route 32 with a sidewalk into the development.
- Please provide Street Trees in accordance with ZR 18B.8 along Route 32
- Proposed unit 9 FF appears lower than TC. Please evaluate other units in this area as well. The proposed grading has changed from the approved plan and appears that the drainage will be

running into the town road and state road. Also the drainage behind units 8, 9, 10 and 11 appears to flow onto neighboring properties. Please review. The Town Engineer will also be reviewing and providing any necessary comments.

Once a full set of plans with the above revisions have been submitted, I may have additional comments. Please note, I will be on vacation starting July 11<sup>th</sup> and returning on July 27<sup>th</sup>. Any plans provided during this time frame may not be able to be review prior to the July 28<sup>th</sup> Planning and Zoning Meeting. The Town Engineer will also be unavailable for a week during this time frame.

Please contact me with any questions. Thank you.

Regards,

***Meredith Badalucca, CZE0***

Assistant Planner

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