

From: [Meredith Badalucca](#)
To: [Katherine Rose](#)
Subject: FW: 26 SITE 7 - 18 Powerhouse Road - Technical Review Comments
Date: Wednesday, July 8, 2026 12:45:31 PM
Attachments: [image.png](#)

From: Dennis Goderre <dgoderre@montville-ct.org>
Sent: Thursday, July 2, 2026 11:17 AM
To: Gregg Fedus <gfedus@fedusengineering.com>; Meredith Badalucca <mbadalucca@montville-ct.org>
Cc: Stacy Radford <sradford@montville-ct.org>; Kyle Haubert <khaubert@claengineers.com>
Subject: Re: 26 SITE 7 - 18 Powerhouse Road - Technical Review Comments

Greg - A staff member of yours was in the office earlier. We discussed the need for a walkway and landscaping along the street. I went out to the site and I do not see a feasible approach to installing the side walk, either within the ROW or outside (on the property). With the grade change it just does not make sense.

Also, your plans do not depict what will happen to the overgrowth along the street. This should be cleaned appropriately to incorporate the street trees. Also, your plans do not show the existing retaining wall and stairs. The prior approved plan noted the stairs would be removed; your plans do not. We presume the stairs will be removed as required under the approved plans. But we need to know what will take its place as there is retaining wall on both sides. We want to ensure this will not be impacted structurally.

Thank you!



Dennis Goderre PLA, AICP CUD
Director of Land Use and Development
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From: Gregg Fedus <gfedus@fedusengineering.com>
Sent: Friday, June 26, 2026 8:37 AM
To: Meredith Badalucca <mbadalucca@montville-ct.org>
Cc: Dennis Goderre <dgoderre@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>; Katherine Rose <krrose@montville-ct.org>
Subject: RE: 26 SITE 7 - 18 Powerhouse Road - Technical Review Comments

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Going through all comments and will be back to you at the beginning of the week.

Thank you,

Gregg

From: Meredith Badalucca [<mailto:mbadalucca@montville-ct.org>]

Sent: Thursday, June 25, 2026 3:40 PM

To: Gregg Fedus <gfedus@fedusengineering.com>

Cc: Dennis Goderre <dgoderre@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>; Katherine Rose <krose@montville-ct.org>

Subject: 26 SITE 7 - 18 Powerhouse Road - Technical Review Comments

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 11th and returning on July 27th. Any plans provided during this time frame may not be able to be review prior to the July 28th 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, CZEO

Assistant Planner

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