



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

July 8, 2026

Montville Land Use and Development Department
310 Norwich-New London Turnpike,
Uncasville, CT 06382

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

Dear Land Use and Development Department:

We have made the required further revisions per the department's comments concerning "Site Plan Submission, 18 Powerhouse Road" Revision 1, dated June 14, 2026:

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.
The name, address, and phone number of the Applicant: John Eoanou – JNE HOLDINGS LLC, have been included on the Site Plan Application.
- Please indicate the building height.
The Building Height is 38.22', based on Section 1.3 of the Town of Montville Zoning Regulations.
- 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.
No Determinations of Applicability are being requested at this time.
- The application, plan and architectural drawings all indicate different entities such as, JNE Holdings LLC, Kabo Development and MADDO Group, LLC.
The Site Plan Application and the Site Plan have been revised to show the Owner as JNE Holdings LLC. The Architectural Drawings shall be revised to show the same.

Plans:

- Please provide a full set of plans that include an overlay sheet showing the proposed modifications over the approved plan.
A full set of plans have been provided, with the requested Approved Plan Overlay on Sheet 2 of 8.
- 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.

Added Phasing Plan, Sheet 4 of 8.

- Full set should include construction sequencing. As an example, it is not clear when the temporary sediment basin will be back filled.
Construction Sequencing has been provided on the Soil and Erosion Control Plan, Sheet 6 of 8. The Sediment Basin is to be backfilled during Phase I, as Shown on the Phasing Plan, Sheet 4 of 8. The callout for the Temporary Sediment Basin on the Soil and Erosion Control Plan, Sheet 6 of 8, has also been edited to clarify when the Temporary Sediment Basin shall be backfilled.
- The zoning table provided on Sheet 1 does not reflect the lot merger and proposed setback for the modification.
The Zoning Table on the Site Plan, Sheet 3 of 8, has been updated to reflect the lot merger and the proposed setbacks.
- Please note the setback on the Powerhouse Road property line does not meet the approved plan.
The setback on the Powerhouse Road property line has been edited to meet the approved plan.
- Please provide parking calculation table.
Parking Calculation Table Added to the Site Plan, Sheet 3 of 8.
- A signature block is required on the cover sheet such as the one provided on the previously approved plan.
The signature block from the previously approved plan has been provided on the Cover Sheet, Sheet 1 of 8.
- Site plan shall include the name and address of the applicant and owner of record.
The Site Plan, Sheet 3 of 8, and all sheets in the plan set, 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 removable barrier for the emergency access has been added to the Site Plan, Sheet 3 of 8.
- The location map shall meet ZR 17.2.6, as well as, an 8 ½" x 11" USGS Quad Map.
The location map on the Plans has been edited to meet ZR 17.2.6, and an 8 ½" x 11" USGS Quad Map shall be provided.
- Please provide a legend or label each at grade patio and deck including size.
A label has been added for every deck and patio with their dimensions included, shown on the Site Plan, Sheet 3 of 8.
- Provide landscape detail for proposed landscaping buffer.
A detail for the proposed landscaping buffers has been added to the Landscaping Plan, Sheet 7 of 8.
- Please revise to include sidewalks along Route 32 with a sidewalk into the development.
As per the correspondence from the Town of Montville Director of Land Use and Development, installing sidewalks along Route 32 and leading into the development are not feasible.
- Please provide Street Trees in accordance with ZR 18B.8 along Route 32
The existing street trees are to be kept along the frontage, meeting the intent of the Town of Montville Zoning Regulations, Section 18B.8. Any gaps in the existing trees more than 40' shall have street trees supplemented to comply with regulations. Notes have also been added to the Landscaping Plan, Sheet 7 of 8.
- 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.

The proposed grading has been updated to ensure no finished floors in any units are lower than the top of curbs. The areas on site that drain into both Route 32 and Powerhouse Road are similar to the areas on the Approved Plans. A swale has been created and flow arrows are shown on the Grading & Drainage Plan, Sheet 5 of 8, to ensure that the rear yards of Units 8, 9, 10, and 11 all drain into the proposed drive on the property to be captured by the drainage structures.

If you have any questions or require additional information, please contact our office at (860) 536-7390.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jake Romano', with a long horizontal flourish extending to the right.

Jake Romano