

CLA Engineers, Inc.

Civil • Structural • Survey

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July 14, 2026

Meredith Badalucca, Assistant Planner
Town of Montville
310 Norwich-New London Tpke., Uncasville, CT 06382
Via Email: mbadalucca@montville-ct.org

RE: Site Plan Application 26SITE7 Review
18 Powerhouse Road ("Madison Place")
CLA-7873G

Dear Meredith:

CLA Engineers, Inc. (CLA) has received the application materials for the above referenced project located on the Town Form Repository:

<https://www.townofmontville.org/form-repository/2026-application-26-site-7-modification-of-11-unit-multi-family-development/>

CLA has performed a review of the application documents and offer the following comments:

Plans

1. It appears that the intent would be to carry over construction details & notes from the previously approved plans for this application. If this is the case, an appropriate reference to the previously approved plans & details should be included in this plan set. Alternately construction details and notes could be incorporated into this plan set.
2. Finish floor elevations don't appear to be consistent throughout the plan set.
3. The applicant should consider adjusting grades along the building frontages to ensure positive drainage away from the buildings. Some finished floor elevations and grades have been previously adjusted; however, sill depths and typical foundation exposure should be considered.
4. A catch basin should be added at the Powerhouse Road driveway intersection to prevent excessive gutter flow from entering Powerhouse Road. (CB 1 from previous plans)
5. Additional grades & detail should be provided for the swale that runs behind units 11-8 to ensure stormwater is not directed to the adjacent property to the south.
6. The galley call-out indicates ledge was encountered during installation. Ledge location should be documented. Was the soil profile as expected elsewhere? Has there been any impact on soil permeability?
7. A detail for a piped temporary sediment basin outlet is included, but doesn't appear to be indicated on the plans, please clarify.

8. Due to the location of the soil stockpiles, temporary sediment basin to be removed and the proposed level spreader discharges located between units 4 and 5, the Engineer of Record should review and certify that the soil conditions are suitable for the level spreaders prior to the level spreader installation. If the receiving soil is fouled by fine silty material from construction, or over compacted, over excavation and installation of permeable soils may be required for the level spreaders.

Drainage Report

1. There are documented changes to the galley system and the stormwater infrastructure. A new drainage report based on the current plans and site conditions should be provided.

Thank you for the opportunity to provide this review. Please feel free to call me at our office or email khaubert@claengineers.com with any questions.

Very truly yours,
CLA Engineers, Inc.



Kyle Haubert, P.E.