



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Staff Technical Review Comments Prepared July 13, 2026 by Meredith Badalucca

Property Address: 18 Powerhouse Road (070-034-000)
Application: 26 SITE 7
Property Owner: JNE Holdings LLC
Applicant: JNE Holdings LLC
Engineering Firm: Gregg Fedus, P.E. - Fedus Engineering, LLC
Lot Size: 110,146 SF
Zoning District: R20/OZ
Public Water/Sewer: Yes
Proposed Public Improvements: TBD
Site Inspection: July 9, 2026 by ZEO Radford and myself.
Legal: Submitted to Land Use Dept. on 6/16/26. Date of Receipt by PZC 6/23/26, Decision Required Date – 8/27/26.

Proposal: Modification to approved site plan application number 25 SITE 2 as indicated below in Staff Comments.

Background:

145 Route 32 was merged with 18 Powerhouse Lane as part of application number 25 SITE 2

Application 25 SITE 2 was approved with conditions on April 22, 2025.

May 4, 2026 inspection by ZEO revealed the E&S Controls were not installed according to the approved plan. This was corrected to the ZEO's satisfaction during the May 5th re-inspection.

ZEO conducted an inspection of the area of the temporary sediment basins which were staked out by the applicant's land surveyor.

Inspection by ZEO on May 11, 2026 indicated the temporary sediment basins were not installed in accordance with the land surveyor's stake out and approved plan.

Administrative approval for new location of temporary sediment basins after review by Town Engineer on May 14, 2026.

Inspection by ZEO and Asst. Planner on May 27, 2026 revealed the temporary sediment basin was modified from the administrative approval without consulting with staff. The infiltration system and stock piles were not according to the approved plan. Additionally, the applicant decided to excavate for a basement versus slab for one unit which was not part of the approved plan.

CEASE ALL WORK was issued by the ZEO on May 27, 2026.

June 3, 2026 inspection revealed that work had been conducted since the issuance of the cease work.

June 12, 2026 inspection by ZEO showed all work has stopped.

July 9, 2026 inspection by ZEO and Asst. Planner indicated a dumpster has been brought to the site and filled with debris, as well as, the delivery of a new machine. There is vegetative cover indicating that no further disturbance has occurred. The silt fence is down in a few areas, which the ZEO will address with the applicant.

Staff Comments: The applicant is proposing the following changes to the approved plan:

- Garages from 12' to 13/14' wide with a depth of 25' with the exception of units 8-11 which are 22' deep.
- Units 2 through 6 will remove one garage and use this area as a first floor bedroom.
- Removed trash enclosure/dumpster and have individual trash/recycling per unit which is to be stored in the respective garages.
- Parking has been reduced from the approved plan as garage space counts as one space. The required parking per the approved plan is 34 spaces and 41 spaces were provided. The applicant is proposing to reduce to 36 parking space.
- Increase the driveways on Units 2 - 6 to 24' width vs. approved 20' width.
- Modify the underground infiltration system due to encountering ledge in the eastern portion of the system.
- Modification of catch basins and outlet structure to accommodate relocated underground infiltration system.
- All units to have full basement with the exception of Units 4 and 5 having walkout basements vs. approved plan showing slabs. Grading has been adjusted according.
- Stockpile locations are now shown in three locations to accommodate the phasing and to limit interference with infrastructure construction.
- Elimination of temporary sediment basin. Addition of double row of silt fence with hay bales between and placed down-gradient of all disturbed areas.

Technical Review Comments: Black is original comment, blue is applicant response, red is Asst. Planner follow up comment.

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.
Please included the drainage and grading on this sheet.
- 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.

The zoning table does not reflect the changes made; such as the deck on unit 6 which appears to be closer to the rear yard setback than the existing house. Powerhouse Road frontage is listed; however, the frontage is on Route 32. Minimum lot area states requirement of 110,000 SF, this is incorrect.

- Please provide parking calculation table.

Parking Calculation Table Added to the Site Plan, Sheet 3 of 8.

This is different than the approved plan. The approved plan had a requirement of 33.5 spaces.

- 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.

The location map labeling is incorrect, there is no LI zone along Route 32. The light pink is our C1 zone, the darker purple is our I zone. The orange is R20 and the orange with striped is R20M.

- 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.

Please indicated existing and proposed street trees on the site plan. Include types and size in the landscaping detail.

- 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.

The swale is too shallow, water will not be able drain properly. Please demonstrate a positive drainage away from buildings. The proposed curb cut for runoff from swale to drain to catch basin, the TC appears to be approximately 104.25 vs 104.5.

Additional comments:

- Building & Fire Marshal comments need to be addressed/acknowledged.
- Utility Plans were not included in the full set. Please provide.

- Please indicated where the individual trash/recycling bins will be located on pick up days. Such as, will they be picked up at the street on Powerhouse Road, Route 32, within the complex?
- Please demonstrate that the stone pillars and existing trees do not impeded sight lines.
- The Architectural Plans indicate that Unit 7 (existing house) will be attached to a garage. However, while on site on July 9th there is a newly constructed deck in the area of the garage access to this unit. The deck nor current doorways are shown on the site plan or architectural plans. Please clarify what will be done with these doorways and deck.



- Per the attached email dated July 2nd from Dennis Goderre, the overgrowth along the street has not been addressed on the plans. Also, the existing retaining wall is only partially shown on the site plan. Also, please address his comment asking what is taking the place of the stairs that are to be removed and if there will be any structural impact.

Agency Comments:

Town Engineer: See comments dated 7/14/26 (received 7/13/26)

Building: See comments dated 6/23/26 and revised comments received 7/13/26: “I have spoken with the Developer and will be granting phased approvals of work on this site from here on out. Ok to move forward from my end.”

Fire Marshal: See comments dated 6/24/26 and revised comments received 7/13/26: “The Fire Marshal Office has no comment except just to make sure that unit 4 & 5 with a walk out basement has smoke detector and c.o. detectors in the basement. Thank you.”

WPCA: Comments received 7/13/26: “No additional comments from WPCA.”

PD: Comments received 6/24/26: “With the exception of the potential need for police traffic control during the construction phase of the project, the Police Department has no comments or concerns.”

Public Works: Comments received 6/24/26: “No new comment for the changes.”

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
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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
