

From: [John Carlson](#)
To: [John Meigel](#)
Cc: [Ronald K. McDaniel](#); [Katherine Rose](#); [Kyle Haubert](#); [Mark Tebbets](#); [Derek Albertson](#); [LT David Radford](#); [Chief Wilfred Blanchette](#); [Stacy Radford](#); [Dennis Goderre](#); [Meredith Badalucca](#)
Subject: Re: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development
Date: Monday, July 13, 2026 10:17:26 PM

Good morning

There is a concern about the site line exiting the driveway due to the tree at the end of the driveway.

Please review the road standards section 130B.8 sight distance.

There is a concern that new stone pillars and fence might be a sight line issue exiting the property. My other concern is the pillar could be a problem with heavy snow events. It limits the ability to push the snow off to the sides of the driveway near the road.

There is a concern that there is only one basin at the entrance side of the driveway to collect water from leaving the property.

Thanks

John Carlson
Montville Public Works Director
860-848-7473

Sent from my iPhone

On Jul 13, 2026, at 10:43 AM, John Meigel <JMeigel@montville-ct.org> wrote:

Good morning,

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

<image001.jpg>

John Meigel
Fire Marshal
Town of Montville
Fire Marshal & Emergency Management
310 Norwich- New London Tpke
Uncasville, CT 06382
Phone: (860) 848-6781
Office# 860-848-6729
Email : JMeigel@montville-ct.org

From: Ronald K. McDaniel <rmcdaniel@montville-ct.org>
Sent: Monday, July 13, 2026 7:19 AM
To: Katherine Rose <krrose@montville-ct.org>; Kyle Haubert <khaubert@claengineers.com>; Mark Tebbets <mtebbets@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; LT David Radford <Dradford@montvillepolice.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; John Carlson <JCarlson@montville-ct.org>
Cc: Stacy Radford <sradford@montville-ct.org>; Dennis Goderre <dgoderre@montville-ct.org>; Meredith Badalucca <mbadalucca@montville-ct.org>
Subject: Re: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development

No additional comments from WPCA.

Ronald McDaniel
WPCA Administrator
83 Pink Row
Uncasville, CT 06382
860-848-6711

From: Katherine Rose <krrose@montville-ct.org>
Sent: Thursday, July 9, 2026 1:50 PM
To: Kyle Haubert <khaubert@claengineers.com>; Mark Tebbets <mtebbets@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; LT David Radford <Dradford@montvillepolice.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; John Carlson <JCarlson@montville-ct.org>
Cc: Stacy Radford <sradford@montville-ct.org>; Dennis Goderre <dgoderre@montville-ct.org>; Meredith Badalucca <mbadalucca@montville-ct.org>
Subject: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development

Good afternoon,

The applicant has provided the attached revised documents. This application is on the agenda of the 7-28-26 PZC Meeting. Please provide any comments you may have to my attention. The documents will be accessible via the link in the below previous email, but I am attaching here as well for ease.

Regards,

Katherine Rose
Administrative Assistant
Land Use and Development Department

Town of Montville
310 Norwich New London Turnpike
Uncasville, CT 06382
860-848-6779

Help us Revive & Renew Routes 163 & 32; [See what's happening!](#)

From: Meredith Badalucca <mbadalucca@montville-ct.org>
Sent: Tuesday, June 23, 2026 11:28 AM
To: Kyle Haubert <khaubert@claengineers.com>; Mark Tebbets <mtebbets@montville-ct.org>; John Meigel <jmeigel@montville-ct.org>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; LT David Radford <Dradford@montvillepolice.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; John Carlson <jcarlson@montville-ct.org>
Cc: Katherine Rose <krose@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>; Dennis Goderre <dgoderre@montville-ct.org>
Subject: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development

Good morning,

The applicant is requesting a modification to the plan that was approved by the PZC on April 23, 2025. Please see the documents provided by the applicant's engineer using the link below.

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

I am also including the link to the approved application for those individuals who may need to reference said application materials.

<https://www.townofmontville.org/form-repository/25-site-2-145-route-32-multi-family-development/>

Please note, this application will be received by the PZC this evening. Please provide any comments you may have to both my attention and Katherine's. Thank you.

Regards,

Meredith Badalucca, CZE0

Assistant Planner
Town of Montville
310 Norwich New London Turnpike
Uncasville, CT 06382

860-848-6779

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