



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

July 16, 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 2, dated June 29, 2026:

Staff Technical Review Comments Prepared July 13, 2026 by Meredith Badalucca: Black is original comment, 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. **Please include the drainage and grading on this sheet. Grading and Drainage from the approved set of drawings have been added to Sheet 2 of 8, Approved Plan Overlay.**
- The zoning table provided on Sheet 1 does not reflect the lot merger and proposed setback for the modification. **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.**
The proposed rear yard setback dimension and corresponding value within the zoning table have both been changed to measure from the deck on unit 6 to the property line. Powerhouse Road Frontage has been removed from the zoning table. The minimum lot area has been edited to 20,000 square feet since the lot is to be served by public sewer (Montville ZR Section 9.4).
- Please provide parking calculation table. **This is different than the approved plan. The approved plan had a requirement of 33.5 spaces.**
Parking Space Requirements and Proposed Parking Spaces on approved plans have been added to the parking calculation table.
- The location map shall meet ZR 17.2.6, as well as, an 8 ½" x 11" USGS Quad Map. **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.**

The location map has been updated so that the existing zones are labeled correctly, as per Montville's most recent zoning map.

- Please provide Street Trees in accordance with ZR 18B.8 along Route 32. Please indicate existing and proposed street trees on the site plan. Include types and size in the landscaping detail. Existing street trees to remain are shown on the Cover Sheet, Sheet 1 of 9; the Site Plan, Sheet 3 of 9; as well as the Landscaping Plan, Sheet 7 of 9. There are no proposed street trees because there are no gaps larger than 40' between existing street trees along the site frontage. Plant types and sizes are included in the landscaping detail on the Landscaping Plan, Sheet 7 of 9.
- 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 swale is too shallow, water will not be able to 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.
The Proposed Swale has been edited to be steeper to ensure water will drain properly, with positive drainage away from the buildings. Spot grades have also been added along the swale and at the proposed curb cut for clarity.

Additional Comments:

- Building & Fire Marshal comments need to be addressed/ acknowledged.
Noted.
- Utility Plans were not included in the full set. Please provide.
A Utility Plan has been added to the Plan Set, Sheet 8 of 9.
- Please indicate 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?
Trash and recycling bins will be located within the complex on pick up days. The barrels will be wheeled to the end of each individual driveway for collection.
- Please demonstrate that the stone pillars and existing trees do not impede sight lines.
The Stone Pillars are located about 4' farther from the street than they were on the approved plan, so the effect on sight line for cars pulling out of the complex and onto Powerhouse Road will be affected less than what had been approved. We respectfully believe this is sufficient to prove that the sight line will be sufficiently safe. The existing tree is to be removed, as marked on the Site Plan, Sheet 3 of 9.
- The Architectural Plans indicate 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.
The deck has been added to the plans for the Existing Unit 7. The deck and doorway will not affect access to the garage in any way. The deck and doorways shall be added to the architectural plans.
- Per the attached email dated July 2nd from Dennis Goderre, the overgrowth along the street has not been addressed on the plans. 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.

The overgrowth along the streets is to be removed, except in areas where existing street trees are to remain. The stairs are now to remain.

Dennis Goderre Comments:

- 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, wither within the ROW or outside (on the property). With the grade change it just does not make sense.
Noted.
- 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.

The overgrowth along the streets is to be removed, except in areas where existing street trees are to remain. The stairs and retaining wall have been added to the Site Plan, Sheet 3 of 9. The stairs are now to remain.

Town Engineer 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 noted could be incorporated into this pan set.
The approved plan set has been added to each sheet where the reference maps are listed. A note has also been added to the Cover Sheet, Sheet 1 of 9, stating that the intent is to carry over construction details and notes from the previously approved plans.
2. Finish floor elevations don't appear to be consistent throughout the plan set.
Finished Floor Elevations have been updated to be consistent throughout all sheets.
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.
The grades along building frontages have been edited to ensure positive drainage away from the buildings.
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)
A catch basin has been added to the Grading & Drainage Plan, Sheet 5 of 9, labeled CB #3. The catch basin is directly across from another, labeled CB #4. These catch basins will prevent most gutter flow from the complex running down into Powerhouse Road.
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.
Additional spot grades have been added to the swale behind units 11-8 on the Grading & Drainage Plan, Sheet 5 of 9.
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?
According to the As-built by Fuller, ledge was encountered east of the as-built galleries as shown on our sheet 5 of 9. The soil profile elsewhere was consistent with what was expected.

There is no impact on soil permeability. The engineer of record will confirm soils during construction of balance of gallery installation.

7. A detail for piped temporary sediment basin outlet is included, but doesn't appear to be indicated on the plans, please clarify.

The detail for the piped temporary sediment basin has been removed.

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.

The Engineer of Record shall certify soil conditions are suitable for level spreaders prior to installation.

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.

A new drainage report shall be provided.

Building Official Comments Dated June 23, 2026:

- Assuming this is the proposed basement addition in place of everything being on a slab? There is no labeling on the added floor plan. It needs to be labeled to be approved.

Floor plan on the architectural plan has been labeled.

- Also, it looks as though there is a patio out of the back of one door, a deck off another, and a garage in the basement level for the existing house? Is there going to be an underground garage? There are too many questions and missing information to give any approvals.

There is no underground garage. All elevations of decks, patios, garage floors, and finished floors have been added to the plans. Units 4 & 5 are the only units with walkout basements being proposed.

- Also, I still have not received any information from the site engineer for validity of soil compaction, and removal of the processed gravel/ concrete he placed on site.

Validity of soil compaction and information on the removal of processed gravel and concrete shall be provided.

Building Official Revised Comments Dated July 13, 2026:

- 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.

Noted.

Fire Marshal Comments Dated June 24, 2026:

- The Fire Marshal's office has no comment on the current site plans except we would recommend but not required to see double 5/8 fire wall on both side for garage with a fire rated door due to increase on electric cars, lithium battery scooters, and other lithium battery devices used in appliances such as drills, saws, and garden products. This is a rising issue and by doing this would preserve life safety and property.

Noted.

Fire Marshal Revised Comments Dated July 13, 2026:

- 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.
Noted.

WPCA Comments:

- No additional comments from WPCA.
NA

Police Department Comments:

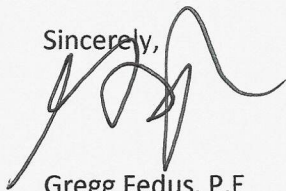
- With the exception of the potential need for police traffic control during the construction phase of the project, the Police Department has no comments or concerns.
Noted.

Public Works Comments:

- 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.
The existing tree at the end of the driveway leading to Powerhouse Road is to be removed.
- 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.
The Stone Pillars are located about 4' farther from the street than they were on the approved plan, so the effect on sight line for cars pulling out of the complex and onto Powerhouse Road will be affected less than what had been approved. Additionally, the stone pillars will not have an effect on snow removal. They are 4' x 4' and snow will easily pushed past the pillars as snow is plowed into the complex. There is adequate on-site storage just past the pillars adjacent to the two parking spaces. By no means will snow be pushed from the complex into Powerhouse Road.
- There is a concern that there is only one basin at the entrance side of the driveway to collect the water from leaving the property.
Catch basin #4 was moved closer to Powerhouse Road, the road was crowned, and an additional catch basin (#3) has been added. These changes will reduces the runoff to Powerhouse Road.

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

Sincerely,



Gregg Fedus, P.E