

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

August 7, 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 26SITE9 Review
695 Route 32 – Proposed Residential Development
CLA-8185A

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-9-695-route-32-proposed-residential-development/>

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

Plan Set

1. How will trash be handled for the development?
2. How will snow removal and storage be handled for the development?
3. What is the existing driveway width in the State right-of-way? Does it meet current Zoning regulations?
4. The high point elevation shown in the driveway would indicate that the entrance will require regrading to Route 32. This should be clarified and depicted on the plan.
5. A stop sign and stop bar should be provided.
6. A 10' dead end should be provided per Zoning Regulation 18.9.4.
7. Clearing limits and/or limits of disturbance should be shown.
8. Grading and retaining wall construction is shown to the property lines to the north and south. The Engineer should address the feasibility of constructing the proposed grades and wall without encroaching on the abutting property.
9. Two different retaining wall manufacturers are called out for the same retaining wall.
10. Guard rail meeting the Building Code requirements should be shown at the wall northeast of Unit 3.
11. Recommend guard rail or other means be provided along the wall and dead-end north of Unit 3 to prevent cars backing over the wall or the 2:1 slope. The wall may exceed 4' high at the parking area and require a guard rail per the Building Code. Please provide additional wall elevations.
12. It appears the wall and curb may be in conflict north of Unit 3.
13. Roof leader piping to the underground infiltration system should be shown.
14. Test pits and permeability data must be provided for the underground infiltration system. Provide location, soil profile log, and depth to seasonal high groundwater per the CTDEEP Stormwater Quality Manual.

15. Sheet 4, Section A-A: The 8" HDPE should be shown discharging from the control structure, not the hydrodynamic separator.
16. Slope stabilization measures should be provided on the 2:1 slope (potentially E&S matting, BFM hydroseed, etc.).
17. The silt fence shown should be backed by hay bales due to the steep slopes.
18. Parking lot light specifications conforming to Section 18C.0 of the Zoning Regulations should be provided.
19. The site lighting photometrics or isolines should be depicted on the site plan, or on a separate plan.
20. Construction details for the following items should be provided
 - A. Retaining wall
 - B. Hydrodynamic separator
 - C. Drainage manhole control structure
 - D. Crushed stone/gravel trench – is there pipe in the trench?
21. Recommend adding the State of CT DOT trench and road restoration details to the plans.

Stormwater Management Report

22. The calculations show an increase in the 2-year storm peak flow rates. The Engineer should address if there will be any impact downstream.
23. Calculations for the water quality volume/flow should be provided.
24. The subcatchment areas should be depicted on the Proposed Drainage Map.
25. Provide the source for the precipitation data. NOAA data should be used.
26. Provide hydrodynamic separator information and sizing.
27. The Report indicates a soil group HSG B. The maximum default permeability rate for design per the Stormwater Quality Manual is 0.52 in/hr. 6.0 in/hr. was used in the calculations. In the absence of field testing, the default rate from the Stormwater Quality Manual should be used in the calculations.

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.