

From: [Dennis Goderre](#)
To: [Katherine Rose](#)
Cc: [Meredith Badalucca](#)
Subject: Re: 695 RT 32 Directors Comments
Date: Monday, August 10, 2026 6:01:02 PM
Attachments: [image.png](#)
[image.png](#)

Note: More comments should be anticipated once a more complete application is provided in response to these comments.

1. Narrative: This is a townhouse development, not a triplex (see definitions)
2. ES Narrative: Reference Haughton Cove, not Horton.
3. SWM Report: Attachments noted are not provided
4. The site survey shall meet Class A2 and T2 standards. No reference is made to such with a signed and sealed LS signature.
5. Is access to the sewer easement required by WPCA for repairs/maintenance? Walls and improvements will restrict access.
6. No landscaping is shown as required per the regulations.
7. Landscaping and lighting shall be provided in accordance with Zoning Regulation's; including all buffers, parking, street trees, front yard landscaping, photometric plans. Landscape Architect shall prepare and sign/seal landscape plan.
8. Note, parking is located in the front yard, thus plan must meet Section 18B.5.6.
9. Sidewalk along Route 32 shall be provided in accordance with the regulations
10. Utilities shall be underground from the point entering the property.
11. Drives shall not be within 10' of side property lines per 18.6.4
12. All building floor plans and elevations (existing buildings to be renovated and proposed buildings) shall be provided as required in section 17.
13. Where is trash and recycle?
14. Dead-end hammerhead shall be minimum 10' peer 18.9.4.
15. Guards shall be depicted on all walls which require such per building code. Several walls have substantial elevation changes with no noted guards. Provide locations and details depicting required code compliance.
16. Is there a project sign?
17. Only one sanitary service lateral is depicted. Is there more?

18. Depict how the sanitary lateral will connect to the existing sanitary line. Inverts out of building and into the existing sanitary line. Depict in profile view the necessary coverage and to ensure no conflicts with proposed fill slope, stormwater stone trench, and engineering requirements of the proposed retaining wall.
19. Is gas proposed for heating? If so, where is routing, connection and meters?
20. E/T/C to each unit?
21. Will there be heat pumps (ground, wall or roof mounted)?
22. Note required architectural screenings for all utilities and appurtenances, see Section 18D.



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