

Preliminary Engineer Report (PER) for Meadows Apartments and Town of Montville WPCF

Addendum 1

September 4, 2026

This addendum provides clarity on the purpose of the grant and drafted for the Town's website to publicly clarify intent.

Additional mapping of the WPCF facility and a conceptual routing plan for the sanitary force main along Leffingwell is provided.

Scope of Work change

Please include a gravity line along the length of Leffingwell to the pump station as an optional consideration to connect residents and industrial zoned land. This will be an optional cost line item.

Website Narrative

Meadows Apartments Sanitary Feasibility & WPCF Capacity Study

Project Overview

The Town of Montville has applied for, and is awaiting closing documents associated with, a USDA Rural Development Grant to:

1. Understand and identify solutions to on-site sanitary system deficiencies at the Meadows Apartments;
2. Understand current WPCF sewer flow allocations established for the Town, Mohegan Tribe and Rand Whitney and should it be determined necessary to connect the Meadows, ascertain if such connection can be accommodated under the current allocation ratio. This includes answering, *"can future housing and business growth throughout town*

under the current allocation scenario be sustained without adjusting said allocations or physical plant expansion (or both)”; and

3. Explore future physical expansion at the WPCF on Pink Row to maximize the site’s potential to accommodate town wide growth.

This study complements the ongoing comprehensive municipal planning initiatives including a new Plan of Conservation and Development (POCD), modernized zoning regulations, subdivision regulations and a Housing Plan required under Public Act 25-1.

Regardless of historical land use practices, prior development intentions, or how properties were originally developed decades ago, most well before modern engineering standards and technologies, Montville is committed to ensuring that all residents have access to high-quality, safe, and healthy housing. Evaluating properties like The Meadows Apartments allows the Town to address critical environmental and infrastructure needs while exploring whether responsible infill or expansion can provide more modern, resilient housing options.

Furthermore, state and regional funding frameworks increasingly reward proactive municipalities. Funding will be made available to all municipalities and Montville is working to position itself proactively so the Town can benefit from the proceeds. By adopting modernized zoning mechanisms, creating progressive housing growth policies, and participating as an active member of the Connecticut Municipal Development Authority (CMDA), Montville is strategically positioning itself to capitalize on competitive state and federal infrastructure and housing grants. We are in the process of establishing a Development Area under CMDA processes and anticipate its adoption before the end of this calendar year or early 2027.

This sanitary engineering study, being funded by the USDA with a match paid for by the owner of the Meadows Apartments, directly complements the afore mentioned ongoing planning by identifying long-term wastewater solutions. This is a predevelopment planning and engineering study. The findings of the Preliminary Engineering Report (PER) will determine whether an on-site fix at the Meadows is possible or if applying for infrastructure construction funding is the appropriate, cost-effective path forward. This could very well include loans which would be paid by the developer, should the Town elect to support such a direction. The Town will also understand costs and possible funding mechanisms for improvements at the WPCF.

Current Proactive Stewardship at The Meadows

Constructed in 1967 at 90–91 Leffingwell Road, The Meadows Apartments is a 114-unit (187-bedroom) multifamily community. Under current ownership since 2013, the property has undergone substantial capital reinvestment to preserve building integrity, tenant comfort, and public health compliance:

- **Building Envelope & Efficiency:** Installation of 18 new roofs and approximately 100 replacement windows and doors.
- **Mechanical Systems:** Replaced inefficient individual wall units with 18 centralized natural gas boilers, restoring building-provided heat and domestic hot water for residents.

- **Drinking Water Infrastructure:** Construction of a new water service building and backup generator in direct coordination with the Connecticut Department of Public Health (DPH).
- **Unit & Common Area Upgrades:** Ongoing turnover improvements, including interior paint, carpeting, and kitchen countertop updates.

While structural and mechanical systems have been modernized, the property's subsurface wastewater infrastructure remains its most critical limiting factor.

Funding & Public-Private Partnership

The study is funded through a public-private partnership utilizing federal predevelopment planning resources:

- **Private Local Match:** The property owner of The Meadows Apartments is funding the entire required \$20,000 local match.
- **USDA Rural Development Grant:** The USDA funds are available nationwide, Montville has elected to take advantage of these resources. The grant maximum award, which Montville is receiving, is \$60,000 via the USDA Water & Waste Disposal **Predevelopment Planning Grant (PPG)** program. This federal program assists rural and suburban municipalities in funding early-stage feasibility assessments, environmental reviews, and Preliminary Engineering Reports (PER) necessary to unlock capital construction funds.
- **Total Project Budget:** \$80,000 with \$0 in costs to Montville.

Core Objectives & Due Diligence

1. Meadows Commons On-Site Sanitary Feasibility

The Meadows relies on an original 1960s-era septic systems that are showing signs of deterioration. Due to limited land area and proximity to nearby Class A watercourses and density or residential housing, proactive intervention is critical to protect public health and the local watershed.

The study begins with an engineering review and soil testing to assess whether contemporary on-site treatment technologies are viable within the site's physical footprint. The Town and its engineering consultant will determine whether an on-site solution is impossible before affirming if an off-site sewer extensions is the most advantageous approach. This will be weighed along side possible housing expansions on site and discussed in item 2 below.

2. Off-Site Extension & Housing Economy of Scale

The study will analyze engineering requirements, pump station upgrades, and force main routing to connect Leffingwell Road into the municipal collection system at Fitch Hill Road.

Relieving the site of extensive subsurface leach fields may present an opportunity for infill housing. Evaluating additional residential units allows the Town and property owner to:

- Maximize the economy of scale and return on investment (ROI) of public infrastructure dollars.
- Advance Montville’s housing supply goals under PA 25-1 initiatives.
- Prepare documentation for the Connecticut Department of Housing Development Engagement Process (DEP) to pursue future construction funding.
- Possibility secure affordable housing through deed restrictions or funding.

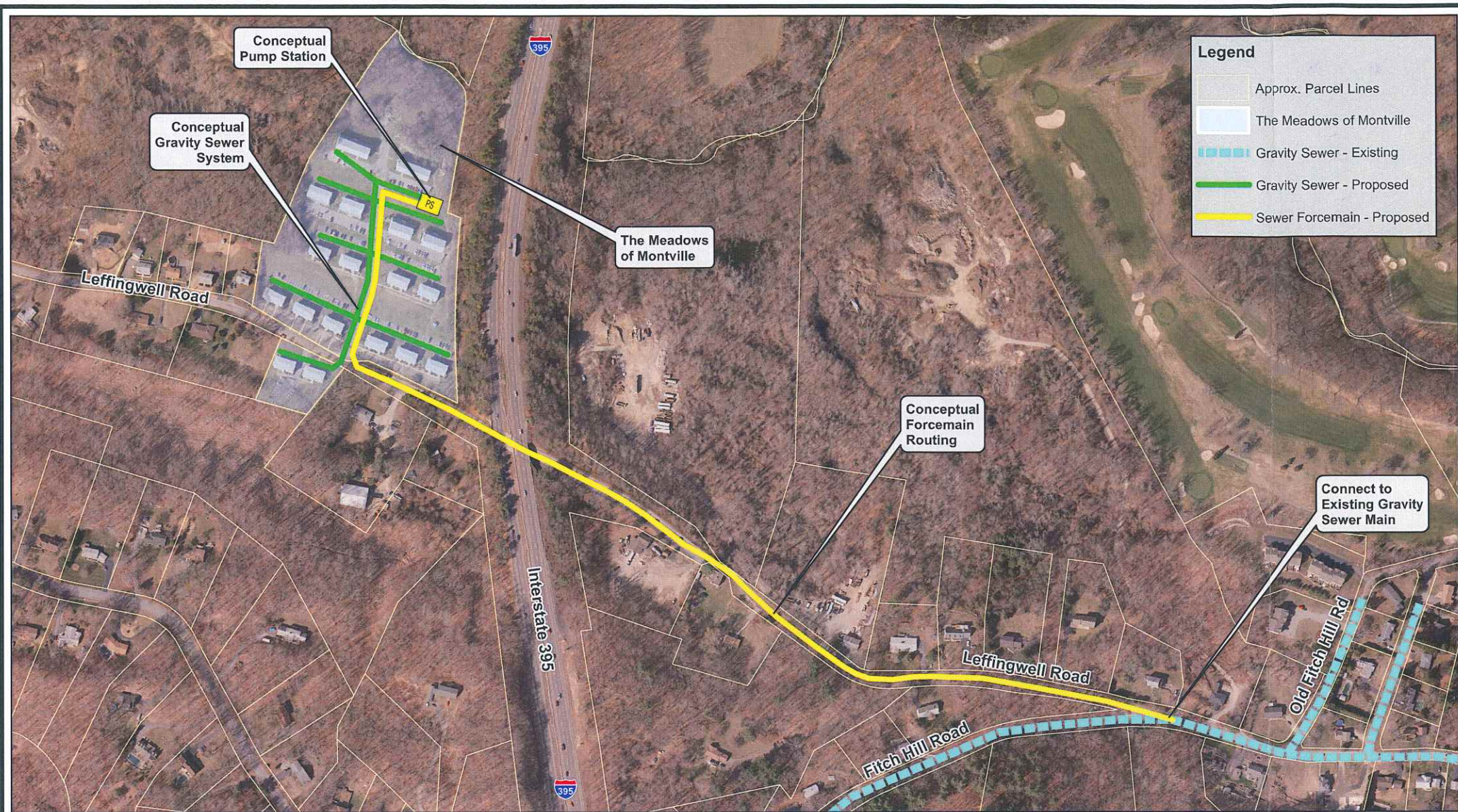
3. WPCF Capacity & Strategic Townwide Growth

The study also includes planning for possible expansion of the physical infrastructure at the Montville Water Pollution Control Facility (Pink Row, Uncasville). This will include evaluating how the plant could adjust its contractual allocation of wastewater flows. This will identify possible additional flows which can be allocated toward commercial and housing growth.

Key Milestones & Anticipated Timeline

Milestone	Target Window	Purpose
Consultant Selection & Kickoff	Fall 2026	Site base mapping, historical records compilation, and desktop review.
On-Site Testing & Review	Fall / Winter 2026	Field percolation testing, deep hole observations, and initial findings review.
Sewer Route & WPCF Modeling	Winter 2026–2027	Pump station engineering, alignment modeling, and plant capacity projections.
Preliminary Engineering Report (PER)	Spring 2027	Completion of final USDA PER to unlock future capital grant opportunities.

Milestone	Target Window	Purpose
Housing Plan & POCD Integration	Summer 2027	Study findings directly inform Montville’s state-mandated Housing Plan and POCD.



CLA Engineers, Inc.
 CIVIL • STRUCTURAL • SURVEYING
 317 Main Street
 860-886-1966
 Norwich, Connecticut
 claengineers.com

The Meadows of Montville, LLC
90 & 91 Leffingwell Road
Conceptual Sewer Connection Layout



Project No.: CLA-6410
 Date: 12/3/2020
 Scale: 1 inch = 300 feet

Figure

1

Drainage Areas		
Area	Acres	% Impervious
1	0.9	4
2	2.8	35
3	4.4	31
4	1.3	42
5	0.1	48
OTHER	5.5	0.04



Legend

- 1 Out of Service 2,000 Gallon Tank

2 Out of Service 5,800 Gallon Tank

3 Diesel Fuel 2,000 Gallon Tank

4 Diesel Fuel 1,000 Gallon Tank

5 Diesel Fuel 500 Gallon Tank

6 Diesel Fuel 1,000 Gallon Tank

7 Sodium Hypochlorite Fill

8 Polymer Fill

9 Sodium Hypochlorite 3,000 Gallon Tank

10 Polymer Totes 225 Gallon Each

11 Polymer 3,000 Gallon Tank

12 Polymer 3,000 Gallon Tank
- 13 Sodium Hypochlorite 4,500 Gallon Tank

14 Phosphoric Acid Totes 225 Gallon Each

15 Polymer Totes 225 Gallon Each

16 Phosphoric Acid Totes 225 Gallon Each

17 Drum Storage Area 55 Gallon Each

18 Out of Service 6,000 Gallon Tank

19 Sodium Hypochlorite 6,000 Gallon Tank

20 Sodium Hypochlorite 6,000 Gallon Tank

21 Sodium Hypochlorite 3,000 Gallon Tank

Stormwater Drywell Basins

Loading / Unloading Area

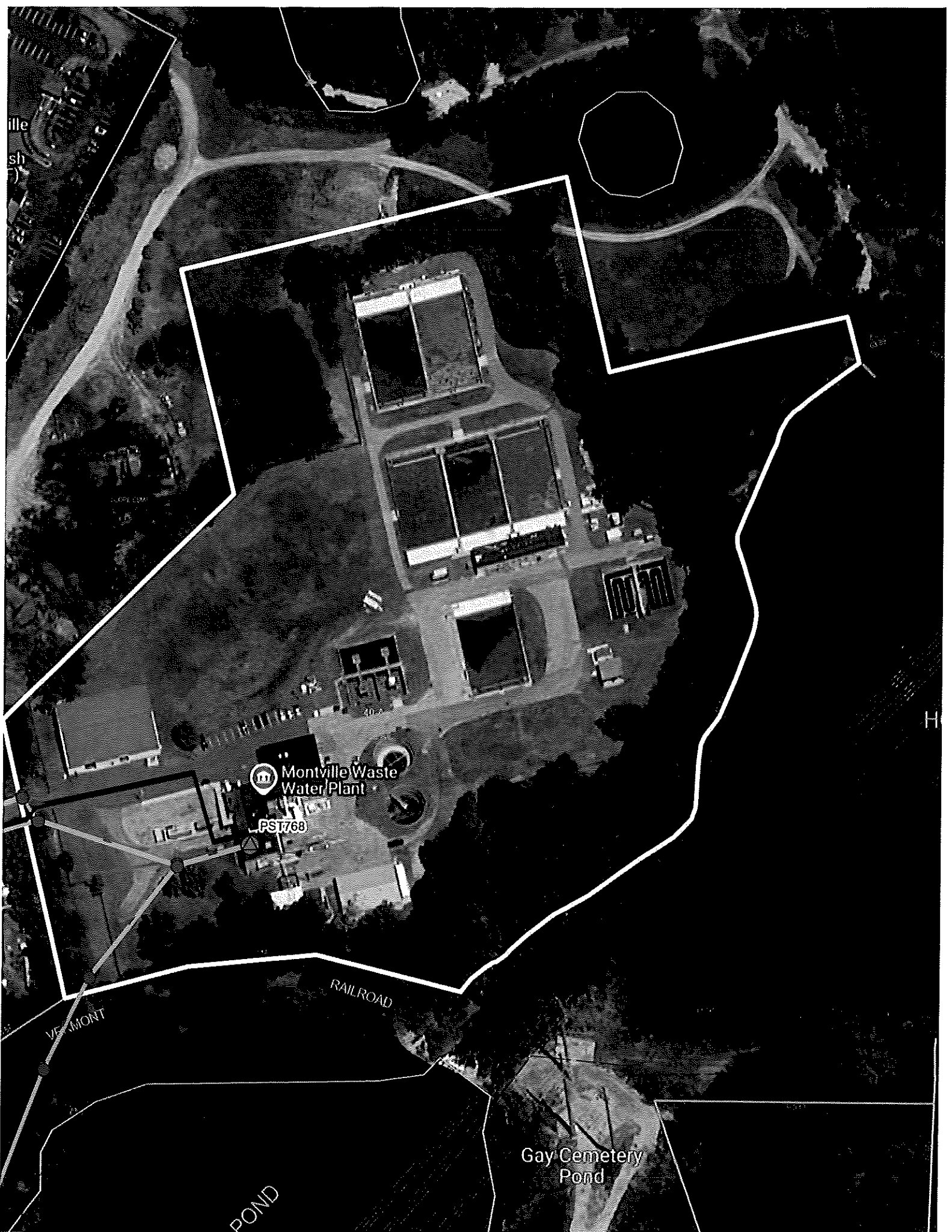
Catchbasins/ Yard Drains

Direction of Runoff Flow

TOWN OF MONTVILLE
WPCA FACILITY

Figure 2
Site Layout

Revised September 2025
0 50 100
Feet



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Montville Waste Water Plant

PST768

VERMONT

RAILROAD

POND

Gay Cemetery Pond

