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June 12, 2024

Town of Montville

Attn: Mrs. Meredith Badalucca, Assistant
Planner

310 Norwich-New London Turnpike

Uncasville, CT 06382

Re: Proposed 13 lot resubdivision of Pachaug Capital LLC
970 Old Colchester Road, Montville, Connecticut

Dear Meredith:

Enclosed herewith please find the following with respect to the above referenced resubdivision application currently in the public hearing process before the Montville Planning and Zoning Commission. The documentation submitted herewith is submitted in response to review comments received by the applicant's development team from the Montville Land Use Department, the Montville Public Works Department, the Uncas Health District and the Town of Montville's third party engineering consultant as well as the former fire marshal who proffered testimony at the May 28, 2024 initial public hearing on this resubdivision application:


1. Five (5) prints of the May 28, 2024 revision of the resubdivision plan, now consisting of twelve (12) sheets, which have been revised in order to address the review comments enumerated above.
2. Five (5) copies of the response letter to the staff review comments prepared by Wentworth Civil Engineers LLC delineating the manner in which and the location where staff review comments have been addressed in the response materials.
3. Five (5) copies of the updated Stormwater Management Report which highlights measures incorporated into the stormwater management vernacular to address both town engineer comments and concerns with runoff voiced at the initial public hearing.
4. Bond Estimate for public improvements (monuments).

5. Revised draft Warranty Deed from Pachaug Capital LLC to the Town of Montville thereby conveying to the Town of Montville the road widening strips for Black Ash Road and Old Colchester Road as depicted on the resubdivision plan with drainage easements in favor of the Town of Montville added.
6. Revised draft Grant of Conservation Easement from Pachaug Capital LLC to the Town of Montville thereby granting the conservation easement encumbering the areas depicted on the resubdivision plan with geometric changes in the Second Tract and revision dates added.
7. Revised draft Joint Driveway Easement and Maintenance Agreement for proposed Lots 1 and 3 as portrayed on the resubdivision plan.
8. New draft Joint Driveway Easement and Maintenance Agreement for proposed Lots 5 and 7 as depicted on the resubdivision plan.
9. New draft Joint Driveway Easement and Maintenance Agreement for proposed Lots 9 and 10 as portrayed on the resubdivision plan. Originally, the design team contemplated that Lot 9 would obtain vehicular access and utilities by virtue of an easement over Lot 10 to access Old Colchester Road rather than developing on steeper slopes and causing more disturbance by providing a driveway within the limits of the Lot 9 frontage extending to Black Ash Road. While the concept has remained unchanged, the development team has converted the Lot 9 driveway from an easement right to a common driveway in order to address review comments submitted by the Assistant Planner to comply with the interior lot provisions of the Montville Zoning Regulations.
10. Revised draft Joint Driveway Easement and Maintenance Agreement for proposed Lots 11, 12 and 13 as portrayed on the resubdivision plan.
11. New draft Declaration of Drainage Easement and Rights to Drain Lots 5, 6 and 7 Black Ash Estates Resubdivision. This document has been prepared to create the legal structure to accommodate the easement rights necessary to support the installation of drainage structures in order to address review comments submitted by Montville's consulting engineers.
12. Revised draft legal description for each proposed building lot in the Black Ash Estates Resubdivision which, where applicable, delineate the easements appurtenant to or subject to, as the case may be, all as depicted on the revised resubdivision plan.

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Should you have any questions concerning the information submitted herewith, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb
Enclosures

Cc: Mr. Zachary Wood
Mr. Wes Wentworth
Mr. Michael Bennett