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June 10, 2024

Sara Lundy, Chair
Planning & Zoning Commission
Town of Montville
310 Norwich-New London Tpke.
Uncasville, CT 06382

Re: Black Ash Estates Re-Subdivision
Black Ash Rd. &
Old Colchester Rd.
Montville, CT

Dear Chair Lundy:

Please find enclosed revised re-subdivision plans dated 5/28/24 as prepared by Bennett & Smilas Associates, Inc & Wentworth Civil Engineers, LLC. Plans have been revised per various town staff review memos.

I offer the following responses in numbered order as items listed in review memos:

Review Memo by Thomas L. Cummings, PE dated 4/10/24

1. Existing and proposed utility services have been added to the plans.
Proposed utility services within town road right of ways will be provided via above ground services.
2. The required 200' minimum sightlines have been shown on plans for all proposed driveway cuts. Profiles for sightlines have been developed for all driveways on Black Ash Rd. Sightlines for proposed driveway cuts on Old Colchester Road were field verified by this office, so profiles were not necessary.

3. Town standard driveway detail has been added to plans.
4. Existing contours have been updated to reflect State of CT 2016 Lidar data.
5. Bond estimate for public improvements has been provided.
6. Drainage easements have been added to Lots 2, 8 & 13 to provide Town of Montville maintenance access around existing town road culverts.
7. The storm water drainage design for the site has been enhanced as recommended. See revised drainage narrative for details.
8. All rain gardens and roof drain infiltrators are designed and located to not intercept groundwater. Infiltrator detail revised to note that units are not to extend deeper than 16" into original grade and placed where finished grades will provide proper minimum backfill over the units.

Review Memo by Meredith Badalucca, Asst. Planner dated 4/01/24

1. Notes above town signature blocks added regarding other Inland Wetlands Commission and Uncas Health Dept. approvals and passive solar techniques.
2. Cover sheet revised as requested.
3. Cover sheet revised as requested.
4. Notes on sheets 2 & 3 revised as requested.
5. Zoning Data Chart on sheet 3 revised as requested.
6. Proposed utilities shown on sheets 5 & 6.
7. Driveway surfaces added to sheets 5 & 6.
8. Correct R-40 setback lines shown on sheets 5 & 6.
9. Anti-tracking pads shown on sheets 5 & 6.
10. Clearing limits revised to be outside of 50' URA.
11. Lot 5 modified to have shared driveway with Lot 7.
12. Lot 9 revised to have shared driveway with Lot 10.

13. Silt fence along driveway serving Lots 1 & 3 revised to be 4 feet off of property line.
14. Silt fence on Lot 13 revised to be outside of 50' URA.
15. Site narrative on sheet 10 corrected to show proper number of lots and site acreage.

Review Memo by John Carlson, Director of Public Works dated 5/08/24

- Lot 4 sump pump exit line has been redirected towards the rear of the lot.
- Lot 6 sump pump exit line has been redirected towards the rear of the lot.
- Lot 8 driveway is labelled to be paved
- Infiltration trench detail revised to be V-shaped and utilize modified rip rap versus crushed stone.
- Lot 9 alternate driveway as shown to Black Ash Road is required to be shown to prove lot conforms with town regulations. Alternate driveway is labelled as “not to be constructed”.
- Common driveway for Lots 5 & 7 has been revised to show culvert at road entrance and a second culvert located near the rear of Lots 6 & 7.
- Lot 9 street address has been revised to 976 Old Colchester Road.
- Monuments are shown along frontage of Old Colchester Road and Black Ash Road as required by the Montville Subdivision Regulations.

Review email by Michael Kirby, Uncas Health dated 4/15/24

1. Additional soils testing conducted in conjunction with Uncas Health Dept. on Lots 5, 6, 7 & 9.
2. No additional comment.
3. Lot 11 septic revised to show 787.5 square feet on Lot 11.
4. No additional comment.
5. No additional comment.
6. No additional comment.

If you have any comments or questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wesley J. Wentworth". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Wesley J. Wentworth

P.E. , Soil Scientist

Cc Attorney Heller

Enc.