

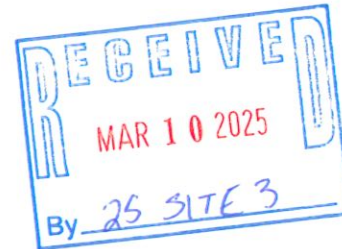


Boundaries LLC
179 Pachaug River Drive
P.O. Box 184
Griswold, CT 06351
T 860.376.2006 | F 860.376.5899

www.boundariesllc.net

March 10, 2025

Meredith Badalucca
Assistant Planner
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382



Re: Staff Technical Review & Town Engineer's Comments
Applicant/Owner: Cricket's Corner, LLC
Location: 1645 Route 85 – Montville

Mrs. Badalucca,

We have received your comments for the zoning permit application for Cricket's Corner as well as the comments from the Town Engineer and have prepared the following responses for each item mentioned. The plans have been revised as noted in each response. Note additional revisions were made based upon comments from CT DOT District 2 (attached to this letter).

From Staff Technical Review:

- 1- Per ZR 17.4.4, please include the combined parcel information in the Zoning Compliance Table as well as, a note indicating the development is only in the C-2 zoning district.
The Zoning Compliance Table on Sheet 4 has been updated to include an additional column with the combined parcel information noted. A note has been added to the first paragraph of the Narrative on Sheet 11 stating "The proposed development is only in the C-2 zoning district."
- 2- Per ZR 17.4.13, please indicate the height of the proposed sign. If the sign is not being proposed as part of this application, a separate zoning permit application that meets all requirements of ZR 19 will be required prior to installation.
The site facilities sign callout on Sheet 5 has been updated to include "not to exceed 20' in height".



- 3- Per ZR 17.6.10, please provide a bond estimate for review and approval by the Town Engineer.
An Erosion Control and Site Restoration Bond Estimate dated 2/21/2025 was prepared and submitted to the Town for review and approval by the Town Engineer. The Town Engineer's review letter dated February 24, 2025 stated that the bond estimate is sufficient.
- 4- Sheet 11, Narrative first paragraph indicates 1685 Route 85, please correct and include WRP-160 zone.
The first paragraph of the Narrative on Sheet 11 has been corrected to read "1645 Route 85" and language has been added stating that a portion of the property is within the Water Resource Protection (WRP-160) zone.
- 5- Sheet 11, Narrative last paragraph "Sediment fence and/or wood chip berms will be installed at locations shown" Please include "and approved by the Zoning Officer" after the word shown.
The last paragraph of the Narrative on Sheet 11 has been updated to include "and approved by the Zoning Officer".
- 6- Sheet 11, Operation & Maintenance of Erosion Controls, first sentence. Please include and approved by Zoning Officer after the word installed.
The first sentence of the Operation & Maintenance of Erosion Controls section on Sheet 11 has been updated to include "approved by the Zoning Officer".

From Town Engineer's Comments:

- 1- The erosion and sedimentation bond estimate is sufficient.
Noted.

(Plans)

- 2- The new driveway will require review and approval from DOT District 2.
The plans were submitted to DOT District 2 on February 10, 2025. A denial letter was received on February 28, 2025. The plans were revised as required and resubmitted to DOT along with a comment response letter dated March 5, 2025. Both the denial letter and comment response letter are attached to this letter.
- 3- Sheet 5 – The grading of the embankment along the west of the entrance drive in the area of the neighboring Conex box and stockade fence call out may direct stormwater toward the neighboring property. Can a more defined swale or other means be included in this area to ensure flow is directed from the embankment toward the depression near Route 85 as intended?
A vegetated swale has been added beginning in the area of the Conex box and continuing into the depression near Route 85. The swale is depicted and called out on Sheet 5.
- 4- What are the materials for the retaining walls? Will fence be required/provided?
The retaining walls are to be designed by others, including potential fencing. The applicant is currently working on this with a third party.

- 5- No test pits were performed within or in the vicinity of the stormwater management basins. Subsurface soil information should be provided to confirm the viability of the basin designs.

Test pits were performed within the proposed stormwater management basins on March 4, 2025 to confirm viability of the basin designs. Test pit results have been added to Sheet 7. Ledge/groundwater encountered during the test pit excavation was below the bottom of the proposed basins.

- 6- How will Stormwater Management Basin 1 be accessed for maintenance?

A feasible basin maintenance access route has been added and grading has been adjusted to allow for basin access. The access route and grading is depicted on Sheet 6.

- 7- We would recommend the use of temporary sediment traps during construction.

Temporary sediment trap locations and sizing have been added to Sheets 5 and 6 to be implemented during construction. A temporary sediment trap detail has been added to Sheet 11.

- 8- Grass seed specifications and application rates should be provided.

Grass seed specifications and application rates are provided on Sheet 11 in the "Erosion Control Notes" section.

- 9- The Stormwater Management Basins were designed as infiltration basins, a pervious topsoil mix should be specified within the basins.

The pervious topsoil mix is provided on Sheet 13 within the "Stormwater Basin Embankment Detail".

(Stormwater Management Report)

- 1- The Applicant should address changes in runoff volume and impacts downstream, if any.

The changes in peak runoff volume for all modeled storms are provided in Tables 2 and 3 on page 7 of the Stormwater Report. Post-development peak runoff rates for all modeled storms are less than that for pre-development, therefore no negative impacts downstream are anticipated.

- 2- Hydrograph data for all storm events should be provided for the project record.

Hydrographs for 2, 10, 25, and 50-year storm events have been added to the Stormwater Report. Previously, only the 100-year storm event hydrographs were included.

- 3- The NOAA precipitation data should be provided for the project record.

NOAA precipitation data for the project site has been added to the Stormwater Report and is included as "Appendix B".

In addition to the above comment response, we hereby submit the following plans and documents for your review and consideration:

- Three (3) paper copies of a survey plan entitled: "Site Development Plans, Prepared For Cricket's Corner, LLC, 1645 Route 85 – Montville, Connecticut, February 2025, Rev. "A" 3-5-2025, Sheets 1 through 13 of 13, Prepared By Boundaries LLC."
- Two (2) paper copies of a revised stormwater management report.
- One (1) paper copy of the review letter from the Town of Montville dated February 18, 2025.
- One (1) paper copy of the review letter from the Town Engineer dated February 24, 2025.
- One (1) paper copy of a denial letter from CT DOT District II, dated February 28, 2025.
- One (1) paper copy of a comment response letter to CT DOT District II dated March 10, 2025.

If you have any questions regarding this correspondence or the attached documents, please contact me at your convenience.

Sincerely,



Jacob Faulise, EIT