



PVC Direct Revised Site Plan

2 & 8 Enterprise Lane, Oakdale, CT, 06370

Addressed Town Staff Comments

3/18/2025

Town Engineer – David C. McKay

- The oil-grit separator is proposed to be installed in-line. Guidance from the 2004 Stormwater Quality Manual is attached to this letter regarding the use of oil-grit separators for stormwater treatment. Please configure the separator off-line in accordance with the 2004 (and 2024) Stormwater Quality Manual guidelines or propose an alternative treatment system that has been manufactured to allow high flows to pass through without resuspending previously collected sediment.
The Oil-Grit separator has now been configured off-line.
- Please confirm that Uncas Health District has reviewed the revised site plans that call for weep holes in the retaining wall, and that there are no concerns with the revised retaining wall design as it relates to Section VIIIA, page 37, of the CT DPH Technical Standards. Weep holes were not included in the January 30, 2025 revision.
The weep holes have been removed from the plan. The sanitarian said that she would only approve the plan if there were no weep holes or drains on the retaining wall

Assistant Planner – Meredith Badalucca

- This property is located in the Light Industrial (LI) zoning district. Zoning Regulation section (ZR) 12.2.2 list Business, professional offices as permitted uses and ZR 12.2.5 list Warehousing, wholesale businesses, interior or exterior storage as permitted uses. As shown on the plan entitled "PVC Direct Revised Site Plan, 2 & 8 Enterprise Lane, Oakdale, CT Map/Block/Lot: 002-005-00B & 002-005-00C, Dated January 30, 2025, Revised March 5, 2025, Prepared by Green Site Design, LLC" the required minimum lot size, frontage and setbacks have been met.

OK

- ZR 4.10.1.A states "Sidewalks abutting any street, driveway, access or interior circulation road on which the development is located may be required by the Commission if (1) such sidewalk interconnects with existing or proposed sidewalk system on the adjacent street and (2) the project is located within 1,000 feet of an existing commercial center, school or place of public gathering. All sidewalks shall be privately owned and maintained." There are currently no sidewalks on the adjacent street nor is the project located within 1,000 feet of an existing commercial center, school or place of public gathering.

OK

- ZR 18.3.3 states "For Business or Professional Office or Governmental Office Space: One (1) space for each two hundred fifty square feet (250sqft) of gross floor space." The applicant has indicated a total of 1,105 square feet of office space, however the architectural plans indicate 1,800 square feet. Further clarification is needed to determine parking calculations.

The parking calculations have been revised to reflect this

- ZR 18.3.14 states "For Industrial Plants, Wholesale Establishments, Warehouses and Similar Buildings: One (1) space for each one thousand square feet (1,000sqft) of floor area or one (1) space for each three (3) persons normally employed, whichever is greater." The applicant has indicated that there is a total of 3,095 square feet of industrial/manufacturing space and 4,200 square feet of storage. Clarification is needed as the architectural plans show 2,400 square feet of industrial/manufacturing space and 4,200 square feet of storage.

There will be 7 employees working at 8 Enterprise Lane. The 16 spaces provided is enough

- ZR 18.4.1 states "The Parking required herein is in addition to space which is required for the storage of trucks or other vehicles used in connection with a business, commercial or industrial use." Staff has confirmed with the applicant that the two loading spaces to the east of the building at 8 Enterprise Lane will meet their needs.

OK

- ZR 18.14 states in part: "Adequate lighting shall be provided in all lots of more than fifteen (15) spaces except where the Commission may determine that such parking areas will never be used at night." The applicant has revised the plans to show two freestanding light fixtures in the parking lot of 8 Enterprise Drive.

OK

- Per map number 1075 entitled "Waterview Business Park, prepared for Village Development, Route 85, Montville, Connecticut, Prepared by John Kopko Jr & Associates, dated October 1988 and filed on the land records April 10, 1989, Note number 11 states: "Lot development shall take place on an individual basis. For zoning compliance permits, a site plan in conformance with Montville Zoning Regulations must be prepared and approved by the Montville Zoning and Planning Commission prior to

the issuance of any building permits for any lot. All lots are restricted to 80% coverage of the total and of each lot with impervious surfaces (i.e. building, pave parking areas). The applicant has indicated that 2 Enterprise Lane will have approximately 0.63 acres of impervious cover of the 0.94 acre lot. This is about 67% coverage. 8 Enterprise Lane is a 0.93 acre lot with approximately 0.40 acres of impervious cover for about 43% coverage.
OK

Sanitarian – Alyssa Brochu

- Thank you. When I spoke with Jack McCartney from CLA he told me only 1.55' of fill was the only change to the plan. It is hard to decipher the plans when they are only provided digitally to our office. With the weepholes proposed on the retaining wall, a cross section will need to be provided on the plan showing existing grade/proposed grade. Is the wall backfilled with free draining material
The plans have been resubmitted to the Health Department