

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Report
Prepared by Meredith Badalucca 3/25/25

Property Address: 2 Enterprise Lane Parcel ID: 002-005-00B
8 Enterprise Lane Parcel ID: 002-005-00C
Application: 25 SITE 1
Property Owner: Homes R Us LLC (2 Enterprise Lane)
8 Enterprise LLC (8 Enterprise Lane)
Applicant: John Dempsey – Homes R Us
PE: Ellen Bartlett – Green Site Design LLC
Lot Size: +/- 0.94 Acres - 40,976 square feet (2 Enterprise Lane)
+/- 0.93 Acres – 40,389 square feet (8 Enterprise Lane)
Zoning District: Light Industrial (LI)
Public Water/Sewer: No
Flood Hazard Zone: No
CAM Zone: No
Public Water Supply Watershed: Yes. Referral by applicant to Joseph Lanzafame at New London Public Utilities was sent on February 25, 2025.
Proposed Public Improvements: New curb cut and underground electrical for 2 Enterprise Lane. Existing curb cut for 8 Enterprise Lane.
Site Restoration Bond: \$18,662.50
Site Visit: Completed by ZEO Radford and myself on 9/16/2024 for potential application and on 2/3/25 for this application.
Legal: Submitted to Land Use Dept. on 1/31/25. Date of Receipt by PZC 2/25/25, Decision Required Date – 5/1/25.

Proposal: Site plan modification for approved site plan for 2 Enterprise Lane to include access driveways and loading dock located at 2 and 8 Enterprise Lane.

Background:

- Original Subdivision – Waterview Business Park Filed on Land Records April 10, 1989

2 Enterprise Lane:

- Site Plan approval by PZC for a 2 story office building approved on June 27, 2000 (not constructed)
- Site Plan approval by PZC for a steel fabrication building approved on June 12, 2001 (not constructed)
- Site Plan approval by PZC for 7,500 sf light industrial manufacturing building with 1,500 sf office & associated site improvements approved on March 28, 2023
- Zoning permit issued for March 28, 2023 site plan approval on February 1, 2024

8 Enterprise Lane:

- Site Plan for Veterinary Emergency Hospital approved by PZC on July 25, 2000

- Zoning permit for Veterinary Emergency Hospital issued on February 12, 2002, CZC issued by ZEO Saunders on July 11, 2002
- Zoning permit issued for sign on July 12, 2010, no CZC issued as ZEO Burdick on October 28, 2015 stated sign removed - business gone
- Zoning permit issued for change of use from Veterinary Hospital to Genetic Diagnostic Testing Lab/offices on September 15, 2016, no CZC issued as ZEO Burdick indicated Building Permit for Tenant fit out issued December 20, 2016
- Zoning permit issued for use change to 1,531 SF of office space and 2,669 SF of warehouse/industrial use on October 3, 2024

Staff Comments/Review:

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.

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.

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.

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.

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.

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.

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.

Staff Technical Review Comments:

All of my previous technical review comments have been addressed.

Agency Comments:

Town Engineer:	See revised comments dated 3/21/25. Dave McKay has indicated to staff that he feels his last comment can be a condition of approval.
Fire Marshal:	Comments dated 2/21/25 “The Fire Marshal’s Office has no comment for 2 & 8 Enterprise Lane at this time.”
Building:	See comments dated 2/5/25
Uncas Health:	See comments dated 3/25/25
Police Department:	Comments dated 2/21/25 “The Montville Police Department does not see any issue with the proposed plans for 25 Site 1-2 & 8 Enterprise Ln. We assume that if there is any on street parking, it will all be within state law (i.e. distance from stop signs, distance from curbs, etc.).”
Public Works:	See comments dated 2/25/25 “1 All utility work in the Town of Montville right of way requires a permit. 2 Must follow the Town of Montville Road Standards and Improvement Details for all asphalt and roadway repair.”
Town Attorney:	Referred for review of proposed easement areas on 2/6/25. Easement documents are needed for review and approval.

SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:

I make a MOTION to APPROVE with conditions, application number 25 SITE 1 for site plan modification for the approved site plan for 2 Enterprise Lane to include access driveways and loading dock located at 2 (002-005-00B) and 8 Enterprise Lane (002-005-00C) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set titled "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, 3/21/25 Prepared by Green Site Design, LLC".

CONDITIONS:

General Conditions:

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
4. An approved Zoning Permit is required prior to the start of any work.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
6. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.

Site Specific Conditions:

7. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
8. All landscaping shall be maintained post construction.
9. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
10. Site signage not shown on plan shall require an approved zoning permit prior to installation.

Conditions to be met prior to signing of plans:

11. Boundaries LLC comment letter dated March 21, 2025 shall be addressed by applicant and reviewed and approved by Boundaries LLC.
12. Plans and easement documents shall be reviewed and approved by the Town Attorney.
13. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
14. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.

15. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
16. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

Conditions to be met prior to the issuance of zoning permits:

17. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
18. Approved easements shall be filed on the Town of Montville Land Records.
19. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.
20. A soil erosion & sediment control bond shall be posted in the amount of \$18,662.50 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development.
21. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:

22. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
23. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

Should the Commission vote to **DENY** the application, it shall state its reasons on the record.







John U. Faulise, Jr., L.S.
Gerald J. Stefon, L.S. (1952-2021)

David C. McKay, P.E.
Jacob S. Faulise, E.I.T.



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 21, 2025

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

**Re: 25SITE1 – John Dempsey – Homes R Us
2 & 8 Enterprise Lane, Oakdale, CT
Site Development Plan Modifications Review**

Dear Ms. Badalucca,

Per your request Boundaries LLC has completed a review of the revised site plans for the proposed commercial building and associated access driveways and loading dock located at 2 & 8 Enterprise Lane (Map 2, Lot 5-B and Map 2, Lot 5-C) prepared by Green Site Design, LLC. The following documents were received on March 21, 2025 as part of the application package:

- PVC Direct Revised Site Plan, 2 & 8 Enterprise Lane, Oakdale, CT, Map/Block/Lot: 002-005-00B & 002-005-00C, revised March 21, 2025.

The review comments provided on March 7, 2025 have been responded to by the applicant's engineer except for the following item:

- The oil-grit separator is shown in an off-line configuration as requested, however, based on the flow rates reported in the project stormwater management reports and the proposed pipe diameters and invert elevations, flows up to the 10-year storm event will flow through the oil-water separator. Procedures from the 2004 Water Quality Manual for configuring the diversion structure are attached. The pipe sizes or invert elevations should be adjusted to ensure that flows in excess of the water quality flow are bypassed around the treatment structure.

Please do not hesitate to contact me with any questions.

Sincerely,

David C. McKay, P.E.

Attachment: Water Quality Flow and Flow Diversion Guidance from the 2004 Stormwater Quality Manual



Appendix B
Water Quality Flow (WQF)
and Flow Diversion Guidance





Water Quality Flow Calculation

The water quality flow (WQF) is the peak flow rate associated with the water quality design storm. This section describes the recommended procedure for calculating the water quality flow (WQF) for the design of:

- Grass drainage channels (not water quality swales, which should be designed based on water quality volume - WQV)
- Pre-manufactured stormwater treatment devices (e.g., hydrodynamic separators, catch basin inserts, and media filters)
- Flow diversion structures for off-line stormwater treatment practices

The WQF should be calculated using the WQV described in Chapter Seven. This WQV, converted to watershed inches, should be substituted for the runoff depth (Q) in the Natural Resources Conservation Service (formerly Soil Conservation Service), TR-55 Graphical Peak Discharge Method. The procedure is based on the approach described in Claytor and Schueler, 1996.

1. Compute the NRCS Runoff Curve Number (CN) using the following equation, or graphically using **Figure 2-1** from TR-55 (USDA, 1986) (reproduced below):

$$CN = \frac{1000}{[10 + 5P + 10Q - 10(Q^2 + 1.25QP)^{1/2}]}$$

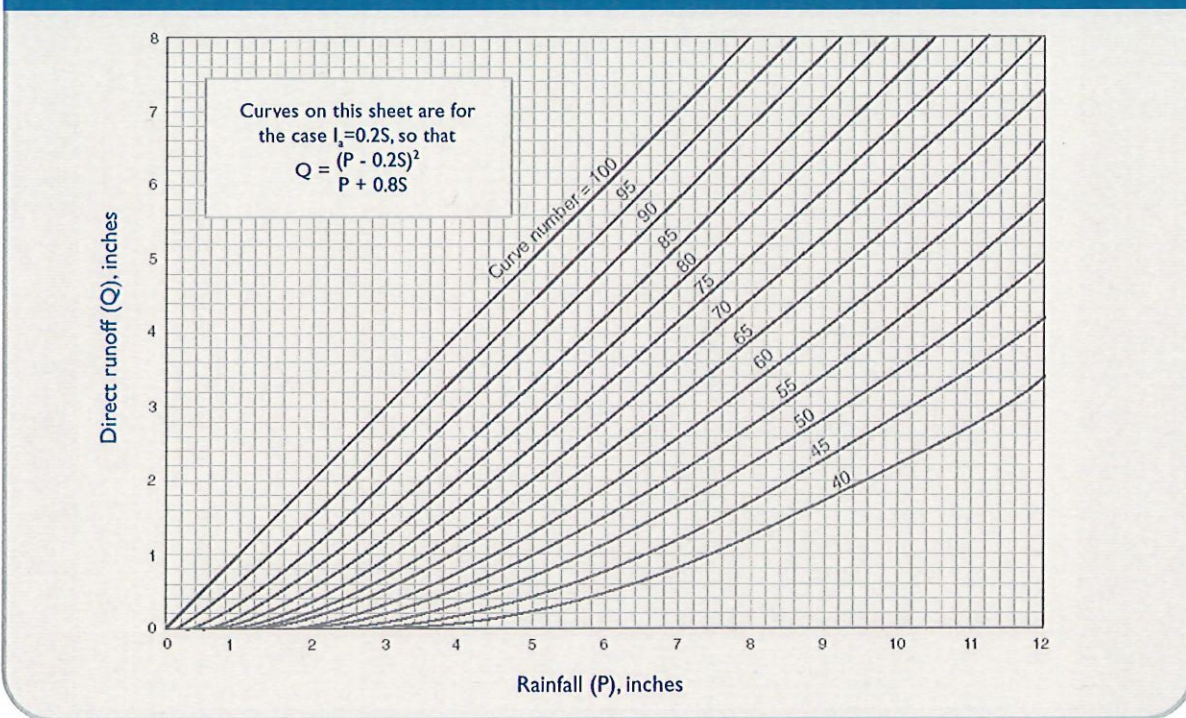
where: CN = Runoff Curve Number

P = design precipitation, inches
(1" for water quality storm)

Q = runoff depth (in watershed inches)

$$= \frac{[WQV(acre-feet) \times (12 \text{ inches/foot})]}{\text{Drainage Area (acres)}}$$

Figure 2-1 Solution of Runoff Equation





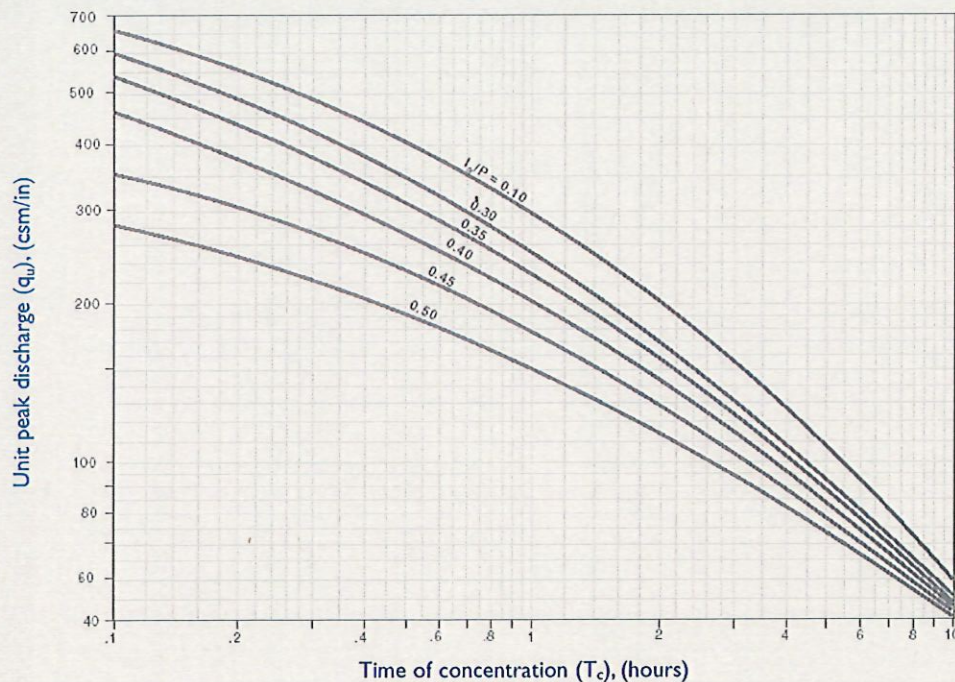
2. Compute the time of concentration (t_c) based on the methods described in Chapter 3 of TR-55. A minimum value of 0.167 hours (10 minutes) should be used. For sheet flow, the flow path should not be longer than 300 feet.
3. Using the computed CN, t_c , and drainage area (A) in acres, compute the peak discharge for the water quality storm (i.e., the water quality flow [WQF]), based on the procedures described in Chapter 4 of TR-55.
 - Read initial abstraction (I_a) from Table 4-1 in Chapter 4 of TR-55 (reproduced below); compute I_a/P

Table 4-1 I_a values for runoff curve numbers

Curve number	I_a (in)	Curve number	I_a (in)	Curve number	I_a (in)	Curve number	I_a (in)
40	3.000	55	1.636	70	0.857	85	0.353
41	2.878	56	1.571	71	0.817	86	0.326
42	2.762	57	1.509	72	0.778	87	0.299
43	2.651	58	1.448	73	0.740	88	0.273
44	2.545	59	1.390	74	0.703	89	0.247
45	2.444	60	1.333	75	0.667	90	0.222
46	2.348	61	1.279	76	0.632	91	0.198
47	2.255	62	1.226	77	0.597	92	0.174
48	2.167	63	1.175	78	0.564	93	0.151
49	2.082	64	1.125	79	0.532	94	0.128
50	2.000	65	1.077	80	0.500	95	0.105
51	1.922	66	1.030	81	0.469	96	0.083
52	1.846	67	0.985	82	0.439	97	0.062
53	1.774	68	0.941	83	0.410	98	0.041
54	1.704	69	0.899	84	0.381		

- Read the unit peak discharge (q_{up}) from Exhibit 4-III in Chapter 4 of TR-55 (reproduced below) for appropriate t_c

Exhibit 4-III Unit peak discharge (q_{up}) for NRCS (SCS) type III rainfall distribution





- *Substituting the water quality volume (WQV), converted to watershed inches, for runoff depth (Q), compute the water quality flow (WQF) from the following equation:*

$$WQF = (q_u)(A)(Q)$$

where: WQV = water quality volume (cfs)

q_u = unit peak discharge (cfs/mi²/inch)

A = drainage area (mi²)

Q = runoff depth (in watershed inches)

$$= \frac{[WQV(\text{acre} - \text{feet}) \times 12(\text{inches/foot})]}{\text{Drainage Area (acres)}}$$

Other peak flow calculation methods may be used for determining the WQF, such as those recommended by manufacturers of proprietary treatment systems, provided that the WQF calculated by other methods is equal to or greater than the WQF calculated using the above NRCS Graphical Peak Discharge Method.

Flow Diversion Structures

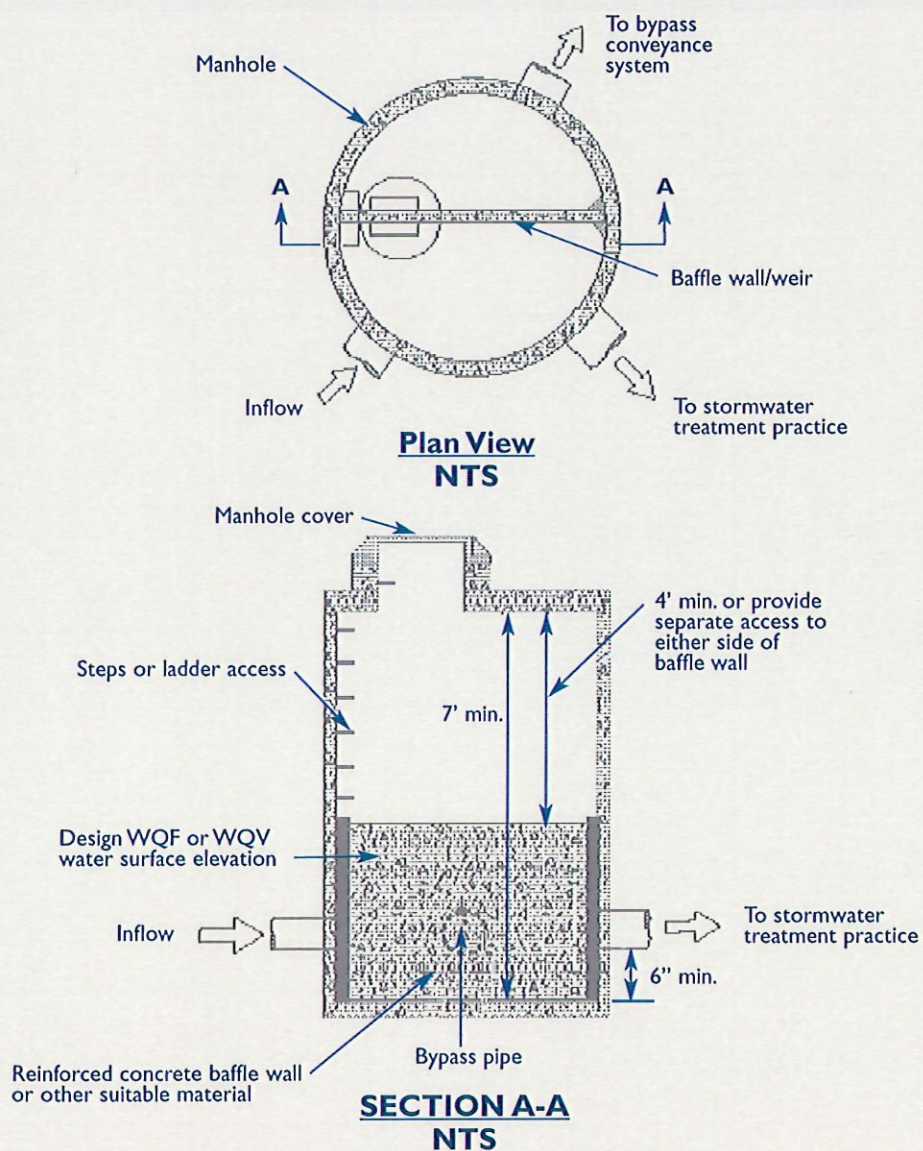
Flow diversion structures, also called flow splitters, are designed to deliver flows up to the design water quality flow (WQF) or water quality volume (WQV) to off-line stormwater treatment practices. Flows in excess of the WQF or WQV are diverted around the treatment facility with minimal increase in head at the flow diversion structure to avoid surcharging the treatment facility under higher flow conditions. Flow diversion structures are typically manholes or vaults equipped with weirs, orifices, or pipes to bypass excess runoff. A number of design options exist. **Figures B-1 through B-3** show common examples of flow diversion structures for use upstream of stormwater treatment practices. Other equivalent designs that achieve the result of diverting flows in excess of the WQF or WQV around the treatment facility, including bypasses or overflows located inside the facility, are also acceptable.

The following general procedures are recommended for design of flow diversion structures:

- *Locate the top of the weir or overflow structure at the maximum water surface elevation associated with the WQF, or the water surface elevation in the treatment practice when the entire WQV is being held, whichever is higher.*
- *Determine the diversion structure dimensions required to divert flows in excess of the WQF using standard equations for a rectangular sharp-crested weir, uniform flow in pipes or channels, or orifice depending on the type of diversion structure.*
- *Provide sufficient freeboard in the stormwater treatment practice and flow splitter to accommodate flow over the diversion structure.*
- *Limit the maximum head over the flow diversion structure to avoid surcharging the stormwater treatment practice under high flow conditions. Flow to the stormwater treatment practice at the 100-year water surface elevation should not increase the WQF by more than 10 percent.*
- *Design diversion structures to withstand the effects of freezing, frost in foundations, erosion, and flotation due to high water conditions. These structures should be designed to minimize clogging potential and to allow for ease of inspection and maintenance.*



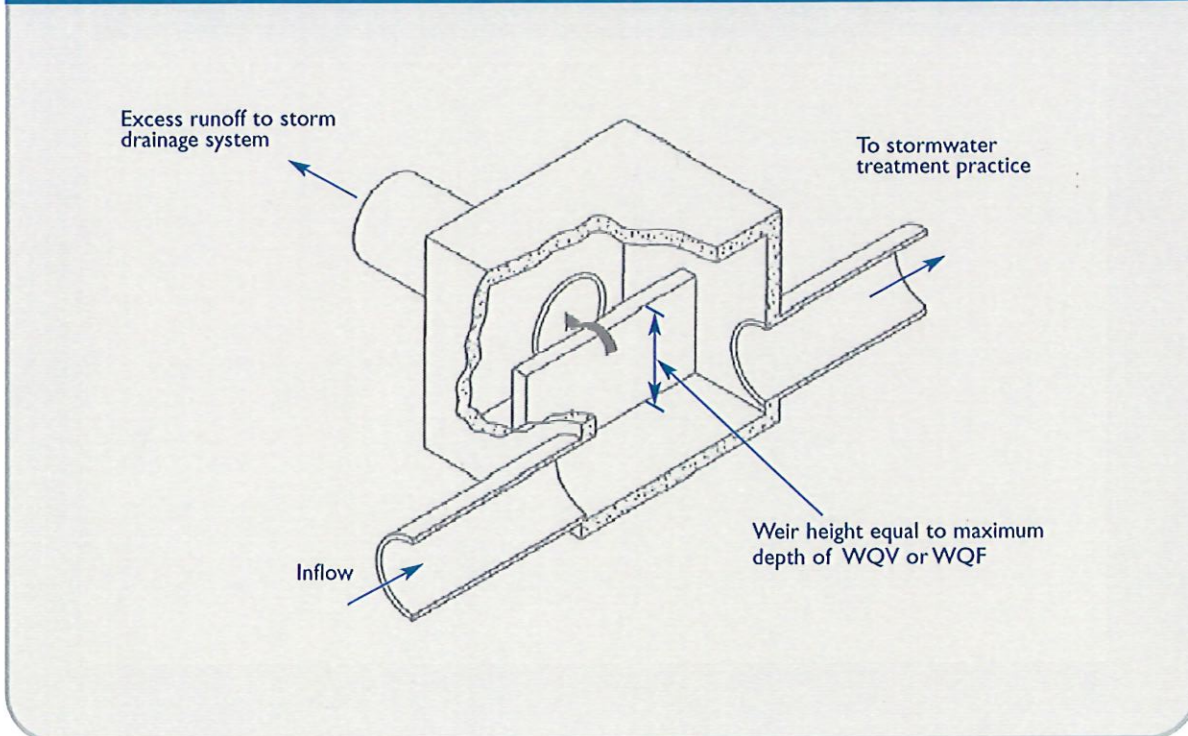
Figure B-1 Flow Diversion Structure Design Option I



Source: Adapted from Washington, 2000.



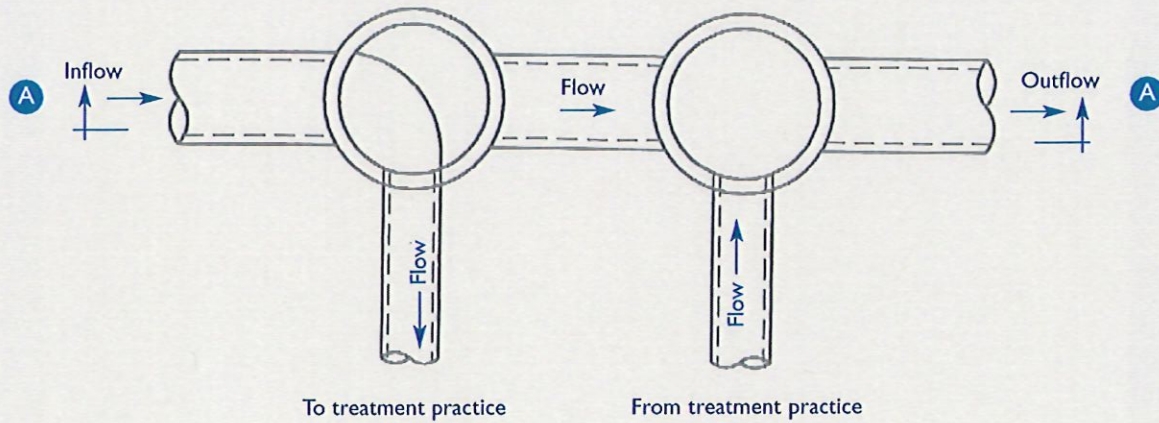
Figure B-2 Flow Diversion Structure Design Option 2



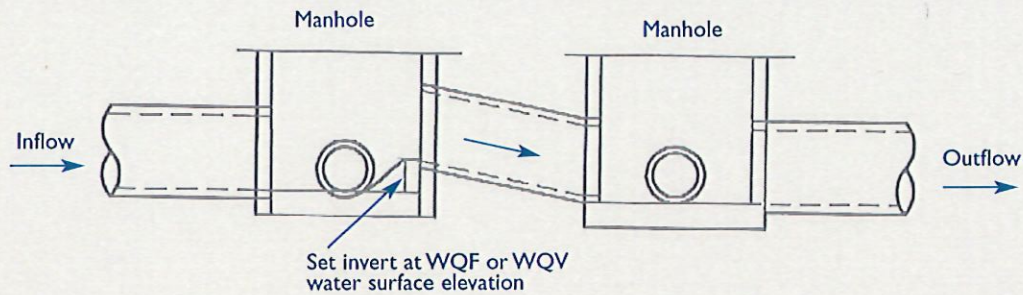
Source: Adapted from City of Sacramento, 2000.



Figure B-3 Flow Diversion Structure Design Option 3



Plan



Section A-A

References

U.S. Department of Agriculture, Natural Resources Conservation Service (formerly Soil Conservation Service), *Urban Hydrology for Small Watersheds, Technical Release No. 55*, Washington, D.C., June 1986.

Claytor, R.A. and T.R. Schueler, *Design of Stormwater Filtering Systems*, The Center for Watershed Protection, Silver Spring, Maryland, December 1996.

Building Official's Comments

Date: 02/05/2025

Project Address: 2 and 8 Enterprise La

Project Name: PVC Direct

Reviewer: Doug Colter, Building Official

Upon review of land use documents submitted to the town planning officials, the Building Official notes the following:

- 1.) Building, Electrical, Plumbing, and Mechanical permits required
- 2.) Site drainage plumbing installation is regulated by the CT State Building Code, permit required.
- 3.) Accessible parking, the route from the accessible parking, striping, and any signage are regulated by the CT State Building Code. Permit required.
- 4.) All site lighting is subject to the CT State Building Code, and shall be "full cut off" (aka dark sky compliant)
- 5.) A Change of Use permit is required
- 6.) A dust hazard analysis is required, which may impact electrical, and ventilation requirements.
- 7.) Storage of commodity to be identified, including amounts
- 8.) A complete set of construction documents will be required for a more thorough plan review.

These comments should be considered a preliminary courtesy review, and not a thorough review under the auspices of the CT State Building Code. These are not exhaustive or limiting comments, do not create an estoppel for any code or statutory requirement, and are not an approval to begin work. A formal Building Permit application accompanied by Construction Documents per CT State Statutes and the CT State Building Code are required for a formal review, and work is not authorized until a Building Permit is issued by the Building Official. It is the applicant's responsibility to coordinate State and Town requirements at the time of application for approvals.



March 25, 2025

Subject: 2 Enterprise Lane Montville, CT review of engineered plans for a commercial subsurface sewage disposal system, revised 3/21/25.

To: John Dempsey Jr., Homes "R" Us, LLC

From: Alyssa Brochu, REHS/RS, Environmental Sanitarian 

Engineer: Ellen M. Bartlett, P.E.

Reason for submission: ☐ Minimum perc rate faster than 1 min/inch

☒ High maximum ground water level ☐ Shallow ledge rock ☐ Other

☒ New construction ☐ Repair

Basis of design: Industrial Building with office. 1,500 sf office @ 200 sf/person = 8 employees; 160 gpd. 7,500 sf industrial space @ 0.1 gpd/sf = 750 gpd. 910 total gpd. Application rate 1.2 gals/sf = 758.33 sf

Design specifications:

MLSS: N/A

Design perc rate: 20 Min/Inch

Septic tank: 1000 Gallons

Fill: 7'

Leaching system: 1 row of 26' of GeoU1851, @ 29.9 sf/lf, 777.4 sf;
758.33 sf required.

Drains: Catch basins & piping, roof drains, infiltration system, & oil separator.

Water supply: Proposed well off the SE corner of the building

Plan review only, not approval to construct:

☐ Approved

☒ Approved with modifications or provisions noted.

☐ Conditional approval subject to further testing & modifications or provisions as noted (*revised plan & additional testing required*).

☐ Approval denied, revise as noted (*revised plan required*)..

☐ Approval denied, insufficient information on plan (*revised plan required*).

☐ Approval denied, further site investigation required.

Comments:

- 1] Not enough pitch provided on the sewer line. .25' provided, .31' required.
- 2] As stated on page 45 of the Connecticut Public Health Code Technical Standards for Subsurface Sewage Disposal Systems – "In accordance with the stipulations of Geomatrix Systems, LLC, unless otherwise authorized by Geomatrix Systems, LLC, all GeoMat Edge and GeoU leaching systems shall be installed in conjunction with a Soil Air System approved for use by Geomatrix Systems, LLC, and S-Box (SB1 series) leaching systems shall be configured for use with a Soil Air System that entails installing an air supply line for possible future use. See Section VI D for additional information on use of the Soil Air System."
- 3] As noted, a benchmark is to be set in the area of the system.
- 4] As noted, after the fill is placed and compacted, it must be perc tested prior to installation of the system.
- 5] As noted, prior to the start of construction, the building and system are to be staked by a licensed surveyor.
- 6] The septic tank covers must remain in place inside the risers.

