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April 16, 2025

Ms. Meredith Badalucca  
Assistant Planner  
Department of Land Use & Development  
Town of Montville  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

**Re: 25SUB3 – Daniela Gjergaj  
Map 001 Block 007 Lot 00A Silver Falls Road  
Montville, CT  
Re-Subdivision Plan and Stormwater Management Report Review**

Dear Ms. Badalucca,

Per your request Boundaries, LLC. has completed a review of the resubdivision plans and stormwater management report for the proposed 4-lot Resubdivision of Map 001 Block 007 Lot 00A Silver Falls Road prepared by CLA Engineers, Inc. This review is intended to evaluate compliance of the plan with the requirements of the Town of Montville Subdivision and Zoning Regulations.

The following documents were received as part of the application package:

- Subdivision Application.
- Inland Wetlands Application.
- Soil Scientist Report/Narrative.
- List of Adjacent Property Owners.
- Drainage Report.
- Wetland Delineation Report.
- Residential Resubdivision, Map 001-Block 007-Lot 00A Silver Falls Road, Town of Montville, Connecticut 06370, Prepared for Daniela Gjergaj, April 10, 2025.

The following comments or questions are based on the above documents:

General

- Please update the references to the property zoning designation in the Soil Scientist Report/Narrative (R60 vs. R80).



- Please provide a soil erosion control and site restoration bond estimate.

#### Stormwater Modeling

- Please evaluate the contributing watersheds of all proposed driveway culverts to confirm the pipes have adequate capacity for the appropriate design storm.
- Please evaluate the contributing watersheds of the proposed grassed swales and corresponding flow velocities for the design flow to ensure that the surface treatment will not be susceptible to erosion.
- Please evaluate the 100-year discharge velocities to ensure that the appropriately sized riprap is specified.

#### Resubdivision Plans

- Please confirm the proposed area of disturbance. The Development notes on Sheet 2 state the area of disturbance is 5.9 acres. The Inland wetland application form and Statewide Inland Wetlands & Watercourses Activity Reporting Forms indicate that the proposed area of disturbance is less than 5 acres. If the project does disturb greater than 5 acres, please evaluate if registration for the CT DEEP Construction Stormwater General Permit is required.
- Please evaluate the available sight line from the proposed shared driveway to confirm the driveway meets the requirements of the Town of Montville Road Standards 130B.8.
- Please label the 100-year flood zone and provide a cuts and fills evaluation for proposed earthwork in the flood plain. Provide compensatory storage if necessary.
- Please evaluate proposed grading for the driveway around Station 1+00. It appears there may be a proposed cut within the limits of the delineated wetland. Please consider if a groundwater control drain would be advisable to protect the driveway surface.
- Please show and call out the proposed scour protection at the driveway culverts.
- Please confirm which swales are proposed be grassed and which are rip rap. The callouts point to the same swales.
- Please add a sediment forebay to Water Quality Basin 1 given the proximity of the discharge to the wetland limit.
- Please incorporate a double row of sediment barrier where construction activity is located within 50-feet of the limit of inland wetlands per Section 5(b)(2)(A)(ii) of the DEEP Construction General Permit.
- Please include sizing and scour protection for the identified future culvert.
- Town of Montville Road Standards limit common driveways to five lots. Please provide additional information regarding the future emergency access and confirm that this will not exceed five lots being served from the shared driveway or request a waiver of the requirement from the Department of Public Works if applicable.
- Please review the proposed grading along the southwesterly corner of the property. There appears to be conflicting proposed grades.
- Please locate the proposed stormwater galleries on Lot 1 outside of the 75-foot well radius.
- Please update the proposed driveway callout along the southerly property line near the Lot 1 septic system.
- Please incorporate a drainage easement for the stormwater discharge from Lot 2 onto Lot 1.
- Please indicate proposed driveway widths on the plans.

- Please update the Typical Driveway Section Detail to comply with the Town of Montville Road Standards for common driveways.
- Please update the Driveway Detail to comply with the width specified in the Town of Montville Road Standards for common driveways.
- Please coordinate the overflow berm height called in the Typical Rain Garden Details with the heights called for on the plans.
- Please provide details and dimensions for the proposed grassed lined swales and/or rip rap swales and any erosion protection measures required based on design flow velocity.
- Please consider updating all references to CT DOT standard specifications to Form 819.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.