Jacobson

January 19, 2026

Mr. James Ventres, Land Use Administrator
Town Office Building
1 Plains Road, P.O. Box 385
Moodus, Connecticut 06469

RE: Shahani, Inc.
Proposed Food Stop and Fuel Station
416 East Haddam Moodus Road
Zoning Special Permit Application
NLJA PN 0958-0065

Dear Mr. Ventres:

Our office has conducted an engineering review of design drawings and reports for a proposed food stop store and fuel station, located at 416 East Haddam Moodus Road (Rt. 149) which is site of a former gas station. The subject property is 1.52 acres in area located in the C3 Commercial Zone. Plans include reconfiguration of existing entrance and exit drives and traffic islands, addition of rear drive through window lane and pass lane with associated retaining wall, a new septic system and a new public transient non-community water supply well. Stormwater detention facilities are also proposed to account for site runoff control

Revised application drawings and documents were received at our office on January 9, 2026. Our review was based on the following design documents prepared by Nemergut Consulting (Civil Engineer), Bubaris Traffic Associates (Traffic Report) and LSI (lighting consultants).

Description	Drawing No.	Date	Revision
Cover Sheet	-	3/4/25	1/9/26
Existing Conditions	1 of 7	3/4/25	12/3/25
Site Plan – Surface Improvements	2 of 7	3/4/25	1/9/26
Septic System Design Plan	3 of 7	3/4/25	1/9/26
Stormwater Management Plan & ES Control Plan	4 of 7	3/4/25	1/9/26
Details and Notes	5 of 7	3/4/25	12/3/25
Details and Notes	6 of 7	3/4/25	12/3/25
Details and Notes	7 of 7	3/4/25	12/3/25
Drainage Computations	-	12/3/25	1/3/26
Site Traffic Evaluation Study	-	4/4/23	-
Proposed Fueling Canopy Elevations	-	11/12/21	-
Photometrics Plan	-	11/16/21	-
Drive Through Equipment Information	-	-	-
Connecticut Department of Public Health letter	-	1/22/25	-

The above referenced information has adequately addressed the comments noted in our October 20, 2025 review letter.

Nathan L. Jacobson & Associates, Inc.
Nathan L. Jacobson & Associates, P.C. (NY)
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Consulting Civil and Environmental Engineers Since 1972

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Should you have any questions or require additional information, please feel free to call.

Sincerely,

NATHAN L. JACOBSON & ASSOCIATES, INC.

Joseph M. Dillon, P.E.

cc: Roger D. Nemergut, P.E.
James G. Bubaris, P.E.

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