

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
310 Norwich-New London Turnpike, Uncasville, CT 06382
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MEMORANDUM FOR THE RECORD

March 22, 2022 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
on 2/28/2022

Property Address: 245 Norwich-New London Turnpike (CT Rte. 32), Uncasville, CT
Application: PZ #22SITE 2
Applicant(s): Western Group, LLC, John Eoanou, Member
Property Owner(s): Western Group, LLC, John Eoanou, Member
Attorney: N/A.
Engineer: Douglas Reich, RLA, Fuller Engineering & Land Surveying
Land Surveyor: Kevin M. Crowley, R.L.S.

Lot Size: 1.83-acres (79,715SF)
Lot Frontage: 197.30 LF on CT Rte. 32
Zoning District: C-1 and Route 32 Overlay Zone (OZ)
Public Water/Sewer: Yes.
Wetlands/Watercourses: Yes.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes. State of CT Encroachment Permit required.
Legal: Date of Receipt by PZC: 02/22/2022. Decision Required Date (DRD): 4/28/2022.
Tabled to the 3/22/22 meeting.

EXISTING CONDITIONS: 245 Route 32, Uncasville, CT is developed with an existing single-family residence.

PROPOSAL: Applicant states "22-Unit condominium development with parking, stormwater, sewer, site utilities, and landscaping."

INLAND WETLANDS COMMISSION: There is an application pending with the Montville Inland Wetlands Commission for regulated activities associated with the project. A site walk is scheduled for 3/5/2022 at which time the IWC may make a decision on the application

UNCAS HEALTH DISTRICT: Per comments of Michael Kirby, RS, Chief Environmental Sanitarian, dated January 31, 2022, "Prior to demolition of the garage, an asbestos inspection must be completed. If asbestos is found, then an abatement must be conducted" (Condition of any Approval).

STATE OF CT DEPT. OF HEALTH: N/A.

TOWN ENGINEER: See comments dated February 7, 2022.

BUILDING DEPT.: Referred 1/28/22 – comments pending.

FIRE MARSHAL: Referred 1/28/22 – comments pending.

STCT DOT: Encroachment permit for work in the State CT Right of Way required and *preliminary approval shall be submitted as part of this application.*

BOND: A soil erosion and sediment control bond estimate shall be submitted for review & approval by the Town Engineer.

STAFF COMMENTS: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Zoning Improvement Location & Topography Plan, 245 Norwich-New London Turnpike (Rt. 32), Montville, CT, Prepared for Western Group, LLC, Prepared by Fuller Engineering and Land Surveying, dated 7 January 2022

1. ZR Section 4.11.5 (Multi-Family Dwellings):

2. Revise plan set to add a Title Sheet with Sheet Index, names of applicants, property owners, property address with map/block/lot numbers, etc.
3. Sheet "Zoning Improvement Location Plan":
 - Delete duplicate zoning compliance table on this sheet.
 - Benchmark needs to be shown on plan.
 - ZR Sec. 17.2.4 – survey/site plan requirements can be found in this section.
 - Notes – 1. Note 3 – Note map reference for dependent resurvey. 2. Note 8 – revise to add "and is located in the Route 32 Overlay Zone (OZ). 3. Note 10 – Show FEMA map info.
4. Sheet C-2.1:
 - Map References #2 – Third Line - Delete "Dennis A" and throughout plan set as needed.
 - Notes: Remove multiple references to Town of Norwalk and Note 8 Show FEMA info for the subject property.
 - Plan notes "2-car garage", floor plans shows 1-car garage. Revise to identify 1-car garage and 1 parking space.
 - "Existing House to Remain" appears to be only partially connected to new construction, but connected on elevation drawings. Please clarify.
 - Outlet structure is shown outside limits of clearing. Revise clearing limits and add notes clearing limits shall be clearly identified prior to the start of any work.
 - How will refuse area (see "Dumpster Pad Enclosure" detail) be accessible to trash removal trucks?
 - Revise zoning compliance table to show accurate "requirements" (min. lot area 40,000/10,000 public sewers, frontage 80, Maximum height – none).
5. Sheet C-3.1 – Note 4 – Add zoning dept. & fire marshal's office. Note 5 - Reference 2002 CT E & S Guidelines. Wetlands Table – update with recent soil scientist identification (v. GIS).
6. Sheet C-3.2 – Note 4 – add zoning dept. & fire marshal's office. Note 5 - Reference 2002 CT E & S Guidelines. Note 9 – Revise to remove reference to Norwalk. Note 13.1 – typo.
7. Sheet C-4.1 (E & S Control Plan) – Silt fence is shown outside clearing limits. Silt fence at toe of slope needs to be reinforced with hay bales or other measure, topsoil stockpile area with silt fence needs to be added to the plan. Show any construction staging areas (office trailer, laydown, etc.). Note 3, line 2. Delete "and will require review and approval by Town of Montville Building Dept.". Note 4 - Reference 2002 CT E & S Guidelines. Add construction sequencing notes.
8. Sheet C-6.1 to 6.3 – Add notes regarding maintenance of drainage structures.
9. ZR Sec. 15.1 (SESC) – Submit SESC bond estimate for review & approval by Town Engineer.

10. ZR Sec. 17.3 (GIS) – Digital data in accordance with this section shall be provided to the Planning Office prior to issuance of any zoning permit to start work.
11. ZR Sec. 17.4.11 – Revise to show locations, size and arrangement of pedestrian walkways/sidewalks (guest parking).
12. Revise plan to show sidewalks along Rte. 32 for the length of the property frontage.
13. 17.4.14 (Lighting) – Add lighting plan sheet showing site lighting locations and details.
14. ZR 17.4.21 – Revise plan to add signature blocks (PZC, IWC, Plan expiration, SESC Plan approval, etc.) to lower right hand corner of plan set.
15. ZR Sec. 18.3.2 (Parking Multi-family Dwellings) - 2 ½ spaces for each unit required. Revise parking table and show additional parking spaces as needed to comply.
16. ZR Sec. 19 (Signs) – The location and details of any proposed new complex signage, directional signage, traffic signage shall be shown on the plan sheet to be approved as part of this site plan application OR a separate zoning permit for review & approval of the Zoning Official will be required.
17. Elevation Drawings – Basement level of proposed units appears to contain a fourth bedroom. Please clarify. Review by Building Official required.

STAFF RECOMMENDATION: Pending revisions to the plan set that address all staff comments.