

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

September 27, 2022 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
On 9/23/2022

Property Address: 1108 Old Colchester Road (MBL 036-005-002)
Application: PZ #22SUB4
Applicant(s): Watch Hill Builders, LLC
Property Owner(s): Watch Hill Builders, LLC
Attorney: Harry Heller, Esq., Heller, Heller & McCoy
LS/PE: Bennet & Smilas Associates, Inc.
Lot Size: 3.709-acres (161546SF)
Lot Frontage: 395.53-feet on Old Colchester Road
Zoning District: R-40
Public Water/Sewer: Partial. On-site wells and public sewer connection.
Wetlands/Watercourses: Pending new wetlands delineation. Applicant states no regulated activities.
Flood Hazard Zone: No. FEMA FIRM #09011CO331G, eff. 7/18/2011.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: TBD.
Legal: Submitted to Planning Dept. on 9/09/22. Date of Receipt by PZC: 9/27/22.
Decision Required Date: 11/30/22.

PROPOSAL: 3-lot subdivision for residential lot development.

INLAND WETLANDS COMMISSION: The IWC, at its 9/15/22 regular meeting, received Application #22 IWC 21 and tabled it to its 10/20/22 regular meeting.

UNCAS HEALTH DISTRICT: See comments dated 9/20/22.

TOWN ATTORNEY: See comments dated 9/13/22 approving shared drive easement and maintenance documents.

ASST. PLANNER COMMENTS: See comments dated 9/22/22.

TOWN ENGINEER: See comments dated 09/20/22.

WPCA: See comments dated 9/14/22.

STATE OF CT DEPT. OF HEALTH: N/A. **CITY OF NEW LONDON WATER:** N/A. **STCT DOT:** N/A.

OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA): N/A. **STCT DEEP:** N/A. **BOND:** N/A.

BUILDING DEPT.: N/A.

Planner Comments:

1. SHEET 1 – Revise plan to add note FEMA info.

STAFF RECOMMENDATION: Receive and Table the application.

MOTION: I make a *MOTION* to table application PZ#22SUB4 to the October 25, 2022 regular meeting of the Commission.