

TOWN OF MONTVILLE
PLANNING DEPARTMENT
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MEMORANDUM

DATE: September 22, 2022
TO: Liz Burdick, Town Planner
FROM: Colleen Bezanson, Assistant Planner
RE: **22SUB4 – 1108 Old Colchester Rd (M/B/L 036-005-002), Oakdale, CT**
– Applicant/Owner, Watch Hill Builders, LLC for a 3-Lot Subdivision

Above-referenced application is for approval of a 3-lot subdivision. The undeveloped lot was created by a free split in July of 2022. It is located on 3.709 acres (161,571SF) in the R40 Zoning District with 575.55 feet of frontage on Old Colchester Rd. The site is not located in the coastal area management, flood hazard or public water supply watershed area. There are regulated upland & wetlands areas and/or watercourses on the property, however no activity is planned within the regulated areas.

The proposed lots will be accessed from Old Colchester Rd. Lot 2 is an interior lot and will share a driveway with Lot 3. The easement area over Lot 2 in favor of Lot 3 is approximately 3,750 square feet.

Please be advised of the following comments with regard to my review of the application & proposed plan sheets entitled “Property and Topographic Survey Land Now Or Formerly Watch Hill Builders, LLC Old Colchester Rd Montville, CT (Sheet 1 of 4) “Record Subdivision Map Land Now Or Formerly Watch Hill Builders, LLC Old Colchester Rd Montville, CT (Sheet 2 of 4), Site Development Plan Land Now Or Formerly Watch Hill Builders, LLC Old Colchester Rd Montville, CT (Sheet 3 of 4), Construction Notes and Details Land Now Or Formerly Watch Hill Builders, LLC Old Colchester Rd Montville, CT (Sheet 4 of 4), prepared by Bennett & Smilas Associates, Inc., Dated July 27, 2022”:

1. Sheet 1:

- Revise Title Block to show address as 1108 Old Colchester Road (Map/Block/Lot 036/005/002).
- Note 7 needs to be revised to add the new address of “1108 Old Colchester Rd (M/B/L 036/005/002). This needs to be revised on Sheet 2 as well.
- Note 8 needs to be revised to indicate that the front yard setback in the R40 zone is 40 feet not 50 feet. This needs to be revised on Sheet 2 as well.
- Names of the property owners within 100 feet of the property not shown (SR Sec. 4.3.2).
- Lot numbers and street addresses from Assessor not shown (SR Sec. 4.3.5).
- Key map is missing 2 properties - 1100 Old Colchester Rd and 1096 Old Colchester Rd.

- Revise Notes 2F and 4 to correct typos (Montville and monument).
- Revise to add signature blocks for Montville Water Pollution Control Authority and Uncas Health District.

2. Sheet 2:

- Delete duplicate “Notes” block already shown on Sheet 1.
- Revise to add lot numbers and street addresses from Assessor (SR Sec. 4.3.5).
- Name of Subdivision not on plan (SR Sec. 4.1.1).
- Name of applicant and owner and its address not shown on plan (ZR Sec. 4.11.4.7 – Interior Lots/ ZR Sec. 17.4.1 – Site Plans).

3. Sheet 3:

- Limits of clearing symbol not shown in legend and/or callout on plan.
- Zoning Table should indicate that Lot 2 is an interior lot.
- Footing and roof drains for Lot 2 shall be located so as not to drain onto adjacent properties
- Revise to show conceptual utility connections to houses.
- Soil Stockpile with Silt Fence areas should be shown on Lots 1 & 3.
- Revise Development Control Plan Note #3 to state “soil & erosion control” barrier (v. hay bale barrier).
- Revise to show sediment fence and grading on property to be developed and not in Town ROW.
- Sediment fence should be placed at the clearing limits on Lot 2.

4. Sheet 4:

- General Construction Sequence (House Lots):

- Add to #1 that the Zoning & Wetlands Officer shall be contacted after the limits of disturbance are staked.
- Add to #4 that the Zoning & Wetlands Officer shall be contacted after all erosion and sediment controls are in place.

- Development Control Plan:

- Note #1 indicates that the E&S will be the responsibility of the individual lot owner. The IWC narrative states that it will be maintained by John C. D’Amato. Please clarify. If it is to remain as the responsibility of the individual lot owner then add “the name and contact information will be provided to the Zoning & Wetlands Officer prior to start of construction.”
- Note #2 change the wording from “representative from the Town” to “Zoning & Wetlands Officer”

- Silt Fence and Maintenance:

- Add “If any erosion and sediment control measures fail or are not installed or maintained as per the directive of the Zoning & Wetlands Officer, all construction activities on the lot shall cease until such time as said erosion and sediment control measures have been installed in accordance to the directive of the Zoning & Wetlands Officer.”

- Hay Bale Instillation and Maintenance:

- Revise to show detail.

Please contact me at (860) 848-6779 with any questions. Thank you.

Colleen Beyanson

Assistant Planner