

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
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MEMORANDUM FOR THE RECORD

October 25, 2022 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
on 10/11/2022

Property Address: Monahan Drive (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT
Application: PZ #22SUB5 & #22SP2 for 29-Lot Cluster Resubdivision
Applicant(s): Cornerstone Ventures, LLC
Property Owner(s): Cornerstone Ventures, LLC
Attorney: Attorney Eugene Cushman, Agent
Engineer: Leonard J. Norton, P.E., Tarbell, Heintz & Associates, LLC
Land Surveyor: Michael L. Tarbell, L.S., Tarbell, Heintz & Associates, LLC
Lot Size: 27.7 +/- acres (1,263,312SF)
Lot Frontage: 210.96 on Monahan Drive. Clarification needed.
Zoning District: R-40 Residential Zone.
Public Water/Sewer: Public Sewers, On-site wells.
Wetlands/Watercourses: Yes.
Flood Hazard Zone: No. Zone X - FEMA Panel NO 090099.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes.
Legal: Submitted to Planning Dept. on 9/29/22. Date of Receipt by PZC: 10/25/22. PH must be held on or before 12/28/2022. Decision Required Date: 65 days from Close PH.

EXISTING CONDITIONS: Undeveloped residential property known as Monahan Drive (M/B/L 023-003-000).

PROPOSAL: 29-Lot Cluster Resubdivision with Public Improvements.

WAIVERS REQUESTED: Sections 5.31 and 7.16 of the Montville Subdivision Regulations from the "Beacon Lane" cul-de-sac length requirement of 1000-feet.

INLAND WETLANDS COMMISSION: Favorable report & regulated activities associated with the subdivision approved by the IWC on 5/19/22 for previous applications 22SUB2 & 22SP1. Increased impacts to regulated areas will require new IWC review and approval.

UNCAS HEALTH DISTRICT: See comments, dated 10/11/2022.

STATE OF CT DEPT. OF HEALTH: TBD.

TOWN ENGINEER: Written comments pending.

BUILDING DEPT.: Comments pending.

WPCA: Comments pending. WPCA approved sewer line extension on May 2, 2022.

STCT DOT: N/A.

OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA): N/A.

STCT DEEP: Yes. General Permit required. Copy of application to be submitted as part of this application and a copy of approved permit shall be submitted prior to the issuance of a zoning permit to start work.

BOND: TBD.

INSPECTION FEES: TBD.

STAFF COMMENTS: Please be advised of the following comments regarding my review of the application, supporting documents and a plan entitled "Monahan Resubdivision, Prepared for Cornerstone Ventures LLC, M/B/L 023-003-000 Monahan Drive, Montville, CT, prepared by Tarbell, Heintz & Assoc., Inc., Dated 04-08-22, Revised to 9/24/2022":

1. Title Sheet. Revise to show correct address as Monahan Drive (M/B/L 023-003-000), Uncasville, CT.
2. Title Sheet. Notes.
 - a. Note 1 – Confirm emergency telephone number as current and add contact name.
 - b. Note 13 – Rights to drain are granted to the Town by the developer and not individual property owners. Revise to correct this note and all other notes to the same affect throughout the plan set.
 - c. Note 20 – Revise note to Zoning "& Wetlands" Enforcement Officer note and all references to the same affect throughout the plan set, if any.
 - d. Note 23 – delete note. The required inspections fees per Road Standards Section 50A.4, as determined by the Town Engineer, will be a condition of approval.
 - e. Revise signature block for PZC "Approved by the Planning & Zoning Commission on _____."
3. Road Bond Estimate shall be submitted for review/approval by Town Engineer.
4. Erosion & Sediment Control Bond estimate shall be submitted for review/approval by Town Engineer.
5. Sheet 6A – Test hole/Standpipe Location Plan – revise delete strikethroughs.
6. Sheet 9 – Revise to add note to proposed Lots 20 & 21 regarding public improvements within or adjacent to the lots.
7. The Applicant has requested waivers of the provisions of Section 5.3.1 and 7.1.6 of the Montville Subdivision Regulations with respect to proposed Beacon Lane to allow the proposed road measuring 1,031-feet, 31-feet longer the maximum 1000-feet.

No waiver is needed for proposed Monahan Drive as it is not considered a cul-de-sac road as it has access for emergency vehicles from both Gay Hill Road and Swanty Johnson Road. *Fire Marshal comments pending.*
8. Sheet 3 & Sheets 14-16.
 - a. Revise to show all required soil erosion & sediment control measures to this sheet per Town Engineer comments.
 - b. Add written soil erosion & sediment control narrative to plans. Add construction sequencing narrative to plans. Add maintenance schedule for public improvements to plans.
 - c. Note 2. Delete. Add language regarding maintenance of E & S Controls to narrative.
 - d. Title block. Correct typo "construction,"
 - e. Plan sheet does not scale to 1" = 40'.
9. Sheets 4-6. Remove incorrect note regarding rights to drain.
10. Sheet 6a.
 - a. Remove proposed pools/sheds locations all sheets.
 - b. Add note listing all lots containing or adjacent to regulated areas stating that a permit from the Montville Inland Wetlands Commission may be required prior to lot development.
11. The total open space dedications (conservation easements) for the original Phase 1 & 2 of this project (Phase I & Phase II) were satisfied by a" Declaration and Grant

of Conservation Easement in Favor of the Gay Hill Road Subdivision Homeowner's Association, Inc.", Dated July 13, 2010 and filed on the land records in Volume 551, Page 410 on 7/16/2010. *A written legal opinion regarding any required revisions due to plan set name change, etc. shall be provided as part of this application.*

12. New Easements documents for all easements and rights to drain shall be submitted for review and approval by the Applicant's attorney. No documents have been submitted to date.

13. Per my meeting on 10/11/2022 with the Town Engineer and DPW Director, extensive revisions to the plan set are required to comply with all the requirements of the Zoning, Subdivision and Road Standards & Public Improvements Regulations of the Town of Montville. Said revisions may have additional impacts to regulated wetlands or uplands areas that require a new application to the Montville IWWC for review and approval. Additionally, many of the comments made by various staff are the same as from the previous application that was withdrawn.

STAFF RECOMMENDATION: The application and supporting plans are incomplete and should not be received by the PZC at its meeting on 10/25/2022. The applications should be withdrawn until such time as plans that comply with all applicable regulations have been addressed and it can be determined if additional IWWC review and approval is required.