

TOWN OF MONTVILLE
Department of Land Use and Development
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Email: planningdept@montville-ct.org

MEMORANDUM

DATE: October 18, 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

Please be advised of the following comments with regard to my review of the application & revised 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 5), Construction Notes and Details No 2 Land Now Or Formerly Watch Hill Builders, LLC Old Colchester Rd Montville, CT (Sheet 5 of 5) prepared by Bennett & Smilas Associates, Inc., Dated July 27, 2022 and Revised to September 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).
- 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. Add to all sheets as needed. (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).

2. Sheet 2:

- Delete duplicate “Notes” block already shown on Sheet 1.
- 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 called out on plan.
- Zoning Table should indicate that Lot 2 is an interior lot and show interior lot requirements.
- Revise to show conceptual utility (underground electrical) connections to houses.
- Soil Stockpile with Silt Fence areas should be shown on Lots 1 & 3.
- Revise to show sediment fence and grading on property to be developed and not in Town ROW.

4. **Sheet 4:**

- General Construction Sequence (House Lots):

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

- Development Control Plan:

- Note #2 change the wording from “representative from the Town” to “Zoning & Wetlands Officer”
- Revise Note #3 to state “soil & erosion control” barrier (v. hay bale barrier).

- 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 Bezanson

Assistant Planner