

Town of Montville
DEPARTMENT OF LAND USE & DEVELOPMENT
310 Norwich-New London Turnpike, Uncasville, CT 06382
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MEMORANDUM FOR THE RECORD

November 8, 2022 PZC Meeting
Prepared by *Liz Burdick*, Land Use Director
on 11/7/2022

Property Address: 55 Dock Road, Uncasville, CT
Application: PZ #22 SITE 9
Applicant(s): Town of Montville – Ronald K. McDaniel, Mayor
Property Owner(s): Town of Montville (Lessee) – Ronald McDaniel, Mayor
Attorney: N/A.
Engineer: Kyle Haubert, P.E., CLA Engineers, Inc.
Land Surveyor: Ryan J. Cheverie, L.L.S CLA Engineers, Inc.
Lot Size: Lease Area 2.57-acres (111,949SF)
Lot Frontage: Lease Area - Dock Road. As shown on Plans.
Zoning District: I (Industrial)
Public Water/Sewer: Yes.
Wetlands/Watercourses: No.
Flood Hazard Zone: Yes. (Zone AE – Firm Panel 09011C0361J).
CAM Zone: Yes. Applications and plans referred to State of CT DEEP Land & Water Resources Division on 10/26/2022.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes.
Legal: *Date of Receipt by PZC:10/25/22. Decision Required Date (DRD): 12/28/22.*

EXISTING CONDITIONS: Town of Montville public boat launch area.

PROPOSAL: Improvements to existing Town boat launch, construction of a new fishing pier and associated site improvements. See site plan/coastal site plan applications for detailed descriptions.

STATE OF CT DEEP LAND & WATER RESOURCES DIVISION: See comments of Eimy Quispe, DEEP Land & Water Resources Division (LWRD), dated 11-04-22.

INLAND WETLANDS COMMISSION: N/A.

UNCAS HEALTH DISTRICT: See comments of Michael Kirby, R.S., Chief Environmental Sanitarian, dated 10/28/22, "The Uncas Health District does not have any comments."

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

TOWN ENGINEER: Site and section plans and "Drainage & Stormwater Management Report, Town Boat Launch Improvements and Fishing Pier Construction, 55 Dock Road, Uncasville, CT 06382, Prepared for Town of Montville, Dated October 21, 2022" prepared by Kyle Haubert, P.E., CLA Engineers, Inc., as well as email comments dated 11-07-22 addressing DEEP LWRD comments

BUILDING DEPT.: Referred 10-26-22. No comments received.

FIRE MARSHAL: Referred 10-26-22. No comments received.

STCT DOT: N/A.

BOND: N/A. Town project.

PLANNER COMMENTS:

The proposed application and plans, prepared by the Town's Consulting Engineer Kyle Haubert, P.E., CLA Engineers, Inc., were referred to Eimy Quispe at DEEP LWRD for review and comment. Return comments, dated 11/4/22 were received by the Land Use Dept. on 11-07-22 and were addressed by Haubert in his email dated 11-07-22.

STAFF RECOMMENDATION: Approve with conditions.

The following Motion is suggested for any favorable approval:

I make a MOTION to APPROVE Application #22 SITE 9 – 55 Dock Road (MBL 071-008-000) Applicant: Town of Montville – Owner: Uncasville, LLC/Town of Montville (Lessee) for Site Plan/Coastal Site Plan approval for improvements to existing Town Boat Launch, construction of a new fishing pier and associated site improvements in accordance with the application, supporting documents and a plan entitled “Town of Montville, Town Boat Launch Improvements and Fishing Pier Construction, 55 Dock Road, Uncasville, CT 06382, Prepared for the Town of Montville by CLA Engineers, Inc., Dated May 2022, Revised to 10/21/2022” with the following conditions:

1. Applicant shall meet all of the requirements of the Montville Building Department and Office of the Fire Marshal for permitting and inspections.
2. Applicant shall obtain all necessary permits from ST CT Department of Energy and Environmental Protection (DEEP) Land & Water Resources & Fisheries Divisions and/or Army Corps of Engineers (ACOE).
3. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set and Drainage & Stormwater Management Report, dated 10/21/22.
4. Construction activities shall be coordinated with utility companies as needed
5. Final revised plan sets, along with a digital copy of the final plan, shall be submitted to the Land Use Dept. & shall be signed and sealed with original signatures by P.E. & L.S
6. An approved Zoning Permit is required prior to the start of any work.
7. The ZEO must be contacted and a pre-construction meeting shall be held at least 24- hours prior to start of any work. Soil Erosion and Sediment Controls shall be installed in accordance with the approved plan set and inspected by the ZEO prior to the start of any work.
8. After work has commenced, any substantive changes to the approved site plan require review and approval by the Land Use Director and/or the Planning & Zoning Commission.