

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 Regular Meeting
Prepared by *Liz Burdick*, Land Use Director
On 11/07/2022

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: Michael Bennett, L.S., Bennett & 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: 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. Tabled from the 10/25/22 meeting.*

PROPOSAL: 3-lot subdivision for residential lot development.

INLAND WETLANDS COMMISSION: The IWC, at its 10/20/22 regular meeting, voted to forward a favorable report to the PZC for a 3-lot subdivision with no proposed regulated activities (#22 IWC 21).

UNCAS HEALTH DISTRICT: See comments dated 10/17/2022. Approved. UHD will review individual site development plans (condition of approval).

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

ASST. PLANNER COMMENTS: See comments dated 10/31/22. Concerns have been addressed. Lot and street numbers assigned by the Assessor (condition of approval).

TOWN ENGINEER: See comments dated 11/3/22. Plan revisions pending.

WPCA: See comments dated 10/31/22. No concerns regarding connection or capacity.

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: Plan set revised to October 24, 2022 addresses the comment in my memo dated 9/23/22.

STAFF RECOMMENDATION: Plan revisions pending. Table the application per Applicant request dated 11/8/22 – 35-day extension of time granted to the Commission by the Applicant.

SUGGESTED MOTION:

I make a MOTION to TABLE Application PZ #22SUB4 to the December 13, 2022 regular meeting of the Commission in that the Applicant has granted the Commission a 35-day extension of time to make a decision on the application. .