

TOWN OF MONTVILLE
PLANNING DEPARTMENT
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MEMORANDUM

DATE: November 29, 2022
TO: Liz Burdick, Town Planner
FROM: Colleen Bezanson, Assistant Planner
RE: **22SUB6 – 137 Gay Hill Rd (M/B/L 023-026-00A), Oakdale, CT –**
Applicant/Owner, John M. & Lynette S. Crowley for a 2-Lot Subdivision

Above-referenced application is for approval of a 2-lot subdivision. The non-conforming property is located on 5.46 acres (250,805 SF) in the R40 Zoning District with 50 feet of frontage on Gay Hill Rd. It currently has a single-family residence and accessory structures on it. A lot line revision was done and 1.21 acres were added to the property. 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, and the plans have been submitted to the Inland Wetlands Commission for review.

The proposed lots will be accessed from a shared drive off Gay Hill. Both lots are considered interior lots as they will each have 25 feet of frontage on Gay Hill Rd.

Please be advised of the following comments with regard to my review of the application & proposed plan sheets entitled “Property Survey Property Belonging to 137 Gay Hill Rd Subdivision John M. & Lynette S. Crowley 137 Gay Hill Rd Montville, CT” (Sheet 1 of 3) “137 Gay Hill Rd Subdivision Property Belonging to John M. & Lynette S. Crowley 137 Gay Hill Rd Montville, CT” (Sheet 2 of 3), Detail Drawings 137 Gay Hill Rd Subdivision Property Belonging to John M. & Lynette S. Crowley 137 Gay Hill Rd Montville, CT” (Sheet 3 of 3), prepared by DLC Engineering Services, LLC., Revised to August 15, 2022.

1. Application:

- Revise the Assessor’s Lot number to 026-00A.
- Provide shared driveway agreement (ZR Sec 4.11.4.1).
- Provide authorization letter to allow Brian Florek, L.S of Florek Surveying and/or David Cooley, P.E of DLC Engineering Services, LLC to represent the applicant.

2. Cover Sheet:

- Add a cover sheet that includes all revision dates, key map, etc.

3. Sheet 1:

- Revise Title Block to show “property belonging to” before “John M. & Lynette S. Crowley.”

- Revise title blocks to show: “Approved by Uncas Health District” with signature and date line and “Approved by the Montville Planning & Zoning Commission on _____” with signature line and date.
- Key Map not shown (SR Sec 4.2). Show key map on (new) cover sheet.
- Current property boundary lines are not shown in accordance with a Lot Line Adjustment Plan entitled “Lot Line Revision Survey, Property belonging to John M. & Lynette S. Crowley, 137 Gay Hill Road, Montville, CT, Prepared by Brian D. Florek, L.S., Dated April 30, 2022, Revised to July 16, 2022.”
- Show existing topography and/or proposed grading (SR Sec. 4.3.10).
- Sheets 1 & 2. General Note 4 states “subject property was conveyed subject to a 50-foot ROW in favor of the grantor... for purposes of ingress and egress to other remaining lands of the grantor.” Please identify any and all properties referenced in this note, show right of way location(s) on Sheets 1 and provide legal documentation of same. (SR Sec. 4.3.8).

4. Sheet 2:

- Assessor map and lot numbers and street address for new “Lot 1A” shall be shown on the final mylars prior to filing on the plans on the Land Records. (SR Sec. 4.3.5).
- Remove Lot 1 rear property line from proposed Lot 1A development plan.
- Revise Zoning Compliance Table to show Required-Required Int. Lot/Provided Int. Lot. Also note that the front lot line for an interior lot, per ZR Sec. 4.11.4.5, “shall be measured at the point closest to the street where the lot width is equal to the minimum lot width frontage for the subject zone.” Delete “150 FT Lot Width” and add note to Zoning Compliance Table.

5. Sheet 3:

- Erosion and Sediment Control Plan. Note 3 & 9, change wording from “town staff” to “Zoning and Wetlands Officer”.
- Erosion and Sediment Control Plan. Note 10, add the contact information for the contractor or a note that states that the information will be provided to the Zoning and Wetlands Officer prior to the start of construction.

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

Colleen Bejanson
Assistant Planner