

TOWN OF MONTVILLE
PLANNING DEPARTMENT

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MEMORANDUM

DATE: December 6, 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

Please be advised of the following comments with regard to my review of the application & proposed plan sheets entitled “Crowley Subdivision” (Cover Sheet), Lot line Revision Survey Property Belonging to John M. & Lynette S. Crowley 137 Gay Hill Rd Montville, CT” (Sheet 1 of 4) “Subdivision Plan Property Belonging to John M. & Lynette S. Crowley 137 Gay Hill Rd Montville, CT” (Sheet 2 of 4), “137 Gay Hill Rd Subdivision Property Belonging to John M. & Lynette S. Crowley 137 Gay Hill Rd Montville, CT” (Sheet 3 of 4), “Detail Drawings 137 Gay Hill Rd Subdivision Property Belonging to John M. & Lynette S. Crowley 137 Gay Hill Rd Montville, CT” (Sheet 4 of 4), prepared by DLC Engineering Services, LLC., Revised to December 2, 2022.

1. Application:

- Revise Map and Lot number as follows: Map 23 Lot 26-00A.
- Provide shared driveway access & utility easement and maintenance agreement (ZR Sec 4.11.4.1) for any and all properties over 137 Gay Hill Road and/or new lot.
- 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 revision dates.
- Add scale under location map.
- Add Property Owner/Applicant Information.
- Add signature blocks Uncas Health District and Montville Planning & Zoning Commission, including “Date of Completion of all work” and date line, Passive Solar Techniques and Erosion and Sediment Control Plan. Remove signature blocks from all other plan sheets.
- Revise sheet titles in table of contents as needed.

3. Sheet 1:

- Revise name of plan sheet to “ Existing Conditions.”
- Revise the plan to show the property as one lot. Remove the former lot lines.
- Add map reference “ Lot Line Revision Survey property belonging to John M. & Lynette S. Crowley 137 Gay Hill Rd Montville, Connecticut Zone: R-40 Scale: 1”=40’ Dated April 30, 2022 Revised to July 16, 2022.” that was Filed in the Land Records on 11/7/22 as Map 2875.” Add to sheets 2 & 3.
- Remove the signature blocks
- Delete any notes not applicable to the Existing Conditions plan.
- Show limits of any and all easements/right of ways over 137 Gay Hill Road and/or new lot.

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 the ROW.
- Add “Crowley Subdivision” to title and revise cover sheet table of contents.
- Delete any notes not applicable to the Subdivision plan.

5. Sheet 3:

- Revise Zoning Compliance Table to show R40 Requirements. Revise table to show correct lot areas.
- Remove ROW lines.
- Add lot dimensions.
- Revise title of page to “Conceptual Development Plan Crowley Subdivision” and change on cover sheet table of contents.
- Delete any notes not applicable to the Conceptual Development plan.

5. Sheet 4:

- Title block should be revised to say “Crowley Subdivision Septic System Details & Typical.”

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

Colleen Beyanson
Assistant Planner