

TOWN OF MONTVILLE
PLANNING DEPARTMENT

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MEMORANDUM

DATE: December 8, 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 6, 2022.

1. Application:

- Change Subdivision name to Crowley Subdivision.
- 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.
- 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 does not have a signature.

2. Cover Sheet:

- Revise signature blocks: Remove Approved by the WPCA and WPCA signature line, Change to Approved by Uncas Health District, Change “Ledge Light Health District” to “Uncas Health District” and Add Approved by the Montville Planning and Zoning Commission with signature line.

3. Sheet 1:

- Delete any notes not applicable to the Existing Conditions plan.
- Survey Note #1 remove last sentence on sheets 1 & 2.
- New Callout Note references Maple Street change to Maple Avenue and revise page reference from 494 to 495 in first paragraph.

4. Sheet 2:

- Show area, including metes and bounds, of the easement areas for 320 Maple Avenue and 95 Gay Hill Rd over lot 1 and/or lot 1A and provide documentation for the defined area.
- Show driveway shared driveway access and utility easement over lots 1 & 1A, including metes and bounds and provide documentation for the defined area.
- Delete any notes not applicable to the Subdivision plan.

5. **Sheet 3:**
 - Revise Zoning Compliance table Total lot area to add 60,000 sq ft to required interior lot
 - Add lot dimensions.
 - Delete any notes not applicable to the Conceptual Development plan.

6. **Sheet 4:**
 - Remove 137 Gay Hill Rd Subdivision from title.

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

Colleen Boyanson
Assistant Planner