

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

December 13, 2022 PZC Regular Meeting
Prepared by *Liz Burdick*, Land Use Director
On 12/13/2022

Property Address: 137 Gay Hill Road (Parcel ID 023-026-00A), Uncasville, CT
Application: PZ #22SUB6
Applicant(s): John M. & Lynette S. Crowley
Property Owner(s): John M. & Lynette S. Crowley
Attorney: Jeffrey A. McNamara, Esq.- McNamara & McNamara, P.C
LS/PE: Brian Florek, L.S (Florek Surveying, LLC)/ David Cooley, P.E (DLC Engineering Services, LLC
Lot Size: 5.46 acres (237837 SF)
Lot Frontage: 50.28 feet on Gay Hill Road
Zoning District: R-40
Public Water/Sewer: No. On-site wells and septic systems.
Wetlands/Watercourses: The IWC, at its 11/17/22 regular meeting, voted to forward a favorable report to the PZC for a 2-lot subdivision with no proposed regulated activities (#22 IWC 25).
Flood Hazard Zone: No. FEMA FIRM #09011CO334G, eff. 7/18/2011.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: Submitted to Planning Dept. on 11/07/22. Date of Receipt by PZC: 11/08/22. DRD: 1/11/23.

PROPOSAL: 2-lot subdivision to create one new lot for residential development.

INLAND WETLANDS COMMISSION: The IWC, at its 11/17/22 regular meeting, voted to forward a favorable report to the PZC for a 2-lot subdivision with no proposed regulated activities (#22 IWC 25).

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

TOWN ATTORNEY: Shared driveway easement and maintenance agreement between new Lot 1A, 137 Gay Hill Rd, 320 Maple Avenue and 95 Gay Hill Road shall be submitted for review & approval by Town Attorney and filed on the Land Records with the approved subdivision plan set.

ASST. PLANNER: Comments addressed 12/13/2022.

TOWN ENGINEER: N/A. No public improvements.

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: No additional comments.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS.

SUGGESTED MOTION:

I make a MOTION to APPROVE Application PZ 22SUB6 – 137 Gay Hill Road (Parcel ID 023-026-00A) – Applicant/Owner: John M. & Lynette S. Crowley for a 2-Lot Subdivision in accordance with the application, supporting documentation and plan set entitled: “Crowley Subdivision, 137 Gay Hill Rd, Montville, CT” prepared for John & Lynette Crowley by Florek Surveying & DLC Engineering Services, LLC, Dated Oct. 11, 2022, Revised to Dec. 12, 2022” with the following conditions:

1. Individual site development plans shall be reviewed and approved by Uncas Health District and the Montville Zoning & Wetlands Officer.
2. Final Plan shall be revised to show address assigned by the Assessor for new Lot 1A.
3. Final plan shall be revised to show common driveway a minimum of 15-feet wide.
4. A “Declaration of Joint Driveway Easement and Maintenance Agreement” for new Lot 1A, 137 Gay Hill Road, 320 Maple Avenue and 95 Gay Hill Road shall be submitted for review & approval by Town Attorney and filed on the Land Records with the approved subdivision plan set.
5. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Planning Dept. prior to endorsement of the final subdivision plan.
6. Final plan shall be signed & sealed by L.S. and P.E.