

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: 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. Orig. DRD: 11/30/22. 35-day ext. of time granted on 11/08/22. New DRD 01/04/2023. Tabled from 11/08/2022 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 addressed 12/8/2022.

TOWN ENGINEER: Comments addressed 12/09/2022.

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: Approve with conditions.

SUGGESTED MOTION:

I make a MOTION to APPROVE Application PZ #22 SUB 4 – 1108 Old Colchester Rd (M/B/L 036-005-002) Montville, CT – Applicant/Owner, Watch Hill Builders for a 3 Lot Subdivision in accordance with the application, supporting documentation and plan set entitled: “Property and Topographic Survey, Record Subdivision Map, Site Development Plan, Construction Notes and Details No. 1 & No. 2, Land Now Or Formerly Watch Hill Builders, LLC, 1108 Old Colchester Rd (Map36/Block005/Lot 002) Montville, CT, prepared by Bennett & Smilas Associates, Inc., Dated July 27, 2022, Revised to Dec.1,2022” with the following conditions:

1. Final Plan shall be revised to show address assigned by the Assessor for new lots.
2. Individual site development plans shall be reviewed and approved by Uncas Health District.
3. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.
4. Applicant shall comply with all requirements of the Montville WPCA with regard to public sewer and water connections.
5. The entire stonewall and vegetation within the Town Right of Way from the wetland 50-foot buffer line on Lot 1 to the wetland 50-foot buffer line on Lot 3 must be removed.
6. All driveways shall be paved over their entire lengths.
7. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Planning Dept. prior to endorsement of the final subdivision plan.
8. “Declaration of Joint Driveway Easement and Maintenance Agreement, Watch Hill Builders, Lots 2 and 3” shall be filed on the Land Records with the final mylars plans.
9. Final plan shall be signed & sealed by L.S. and P.E.