

TOWN OF MONTVILLE
Department of Land Use & Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
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MEMORANDUM FOR THE RECORD

January 24, 2022 PZC Meeting
Prepared by *Liz Burdick*, Director
on 12/19/22

Property Address: 303 (aka 303, 307 & 309) Norwich-New London Turnpike (CT Route 32), Parcel ID: 070/004/000, Uncasville, CT, Uncasville, CT.
Application: PZ #22SITE10.
Applicant(s): Jim Wray, Lombardi Gravel, LLC
Property Owner(s): Same as Applicant.
Attorney: N/A.
LS/PE: Ellen Bartlett, P.E., Green Site Design
Lot Size: 41,818SF (.96-acres).
Lot Frontage: About 160-feet on Norwich-New London Turnpike (CT Route 32).
Zoning District: C-1 (Commercial) and Route 32 Overlay Zone (Oz).
Public Water/Sewer: Yes. Existing well to be abandoned. Development will connect to public water & sewer.
Wetlands/Watercourses: TBD.
Flood Hazard Zone: No. FIRM No. 09011C0361J effective 8/5/13.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes. TBD. Work in State of CT right of way.
Legal: Submitted to Planning Dept. on 12/02/22. Date of Receipt by PZC - 12/13/22. Decision Required Date - 2/15/22. Tabled from the 12/13/22 meeting.

PROPOSAL: Application is for site plan approval for conversion of two existing commercial buildings to multi-family residential dwelling units (2 two-bedroom and 14 one-bedroom units) and associated site improvements.

INLAND WETLANDS COMMISSION: N/A

STATE OF CT DEPT. OF HEALTH: N/A.

CITY OF NEW LONDON WATER: N/A.

UNCAS HEALTH DISTRICT: See comments dated 12/6/2022. The existing well is to be located and properly abandoned by a licensed well driller.

TOWN ENGINEER: See comments dated 12/6/2022.

FIRE MARSHAL: See comments dated 12/15/2022 regarding sprinklers.

BUILDING DEPT.: Comments pending. Referred on 12/2 & 12/8/2022.

WPCA: See comments dated 12/7/2022. No problems for WPCA.

STCT DOT: Comments pending. Evidence of submittal to ST CT DOT pending.

OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA): N/A.

STCT DEEP: N/A.

BOND: Soil Erosion and Sediment Control (SESC) bond estimate shall be submitted for review and approval by the Town Engineer.

PLANNER: Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled "Existing Conditions, Proposed Site Plan, Grading & Drainage for 303, 307 & 309 Norwich-New London Turnpike, Uncasville, CT, Prepared by Green Site Design, Dated 8/12/22":

1. Application and Plan Set, as submitted, is incomplete and does not comply with the requirements of the Town of Montville Zoning Regulations. Revise plan as needed and as shown below.
2. Application form needs to be completed in full.
3. Add cover sheet showing project title (i.e. Multi-family Development or the like), address as "303 (aka 303, 307, 309) Norwich-New London Turnpike (CT Route 32), Parcel ID 070-004-000, Uncasville, CT", owner info, plan set date/rev date, location map, signature block on lower right corner, including expiration date line.
4. Revise title block all sheets to show address as listed above.
5. Detail sheet is entitled "Proposed Site Plan." Revise.
6. Clearly show silt fence locations as needed for all disturbed areas and add detail to sheet.
7. ZR Sec. 4.11.5 (Multi-family Dwellings):
 - 4.11.5.3 Show refuse container (screened dumpster pad location).
 - 4.11.5.5 Show proposed sidewalks.
 - 4.11.5.7 Show new underground utilities connections (water).
8. ZR Sec. 10 (C-1 District) – Revise zoning compliance table to show minimum lot area as "**10,000SF" and add " *if served by public sewers." to the table.
9. ZR Sec. 14A.3 requires 2 parking spaces per living units unless the Commission approves a Parking Plan per ZR Sec. 18.3.
10. ZR Sec. 15.4 (SECS Bond). Applicant shall submit a SESC bond estimate for review & approval by the Director of Land Use or the Town Engineer.
11. ZR Section 17 (Site Plans):
 - An A-2 Survey, signed and sealed by a L.S. shall be submitted as part of the application.
 - 17.2.6 Location Map required – add to cover sheet.
 - 17.3 GIS data. Final revised plan sets, along with a digital copy of the final plan, shall be submitted to the Planning Dept. & shall be signed and sealed by P.E. & L.S. (Condition of Approval).
 - 17.4.1 Name and addresses of owner(s) of record required. Add to cover sheet and title blocks.
 - 17.4.5 Existing/proposed (survey/site plan) required.
 - 17.4.8 Revised plan to show size in SF of existing structures and structures within 100-feet of the property.
 - 17.4.13 Revise plan to show location, size, height of any proposed sign, such as complex name. If not shown on plan, a separate zoning permit will be required prior to any installation.
 - 17.4.21 Revise plan to show signatures blocks. See note 3 above. Add to cover sheet.
 - 17.6 Submit written narrative addressing compliance with Section 17.6.1 to 17.6.10 (Site Plan Reviewing and Bonding).
12. ZR Section 18 (Off-street parking):
 - Revise plan to show pedestrian access from lower level parking to upper level.
 - The four parking spaces to the south of the two-story building make the drive aisle non-conforming. Consider showing as parallel parking spaces.
 - 18.8.10 Advise status/submit copy of ST CT DOT encroachment permit application.
 - 18.9 Parking spaces shall be suitably separated from structures per Town of Montville Road Standards and Improvement Details.
 - 18.10. Show screen dumpster location.
 - 18.12. Fire Lanes. Written approval from Fire Marshal Paul Barnes pending.

- 18.15 Handicapped parking spaces and building approaches shall be provided for in accordance with the provisions of the Building Code of the State of CT. Building Official comments pending.
 - 18.16.2. Add note to plan "All planted and landscaped areas shall be maintained continuously by the owner of the property in accordance with the Montville Zoning Regulations.
- 13.** ZR Section 19 (Signage). See note 11 above.

STAFF RECOMMENDATION: Pending.