

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
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
Dept. of Land Use & Development
on 1/18/2023

Property Address: 689 Old Colchester Road, (Parcel ID 030-089-00A), Uncasville, CT.
Application: PZ #22 SITE 1
Applicant(s): Atlantic Broadband (CT), LLC, Attn: John Lavin.
Property Owner(s): Same as Applicant.
Attorney: None.
Engineer: Mark Beaudry, P.E., Senior Project Manager, Civil Works NE.
James P. Cassidy II, P.E., Civil Works NE.
Land Surveyor: R. Richard Howard, L.S., North by Northeast Survey.

Lot Size: 8.3-acres (361,548SF)
Lot Frontage: 58.18 LF on Old Colchester Road
Zoning District: R-40 residential zone
Public Water/Sewer: No. On-site well & septic system.
Wetlands/Watercourses: No.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: Submitted to Land Use Office: 1/10/23. Date of Receipt by PZC: 1/24/2023.
Decision Required Date (DRD): 3/29/2023.

EXISTING CONDITIONS: The site is developed with an existing telecommunications tower and equipment structure; which use is permitted in the R-40 zone.

PROPOSAL: Applicant states "Accessory office building supporting existing unmanned telecommunication use on the property. Office to serve 2 full-time employees and up to eight (8) transient employees. A 10 space parking lot is proposed to provide on-site parking for those employees along with an on-site stormwater management system and other appurtenances."

INLAND WETLANDS COMMISSION: N/A.

UNCAS HEALTH DISTRICT: Referred on 1/12/23. UHD comments dated 1/18/23 state no application had been submitted to it. Applicant submitted application to UHD same day. Comments pending.

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

TOWN ENGINEER: Referred 1/12/23. See comments dated 1/18/23.

BUILDING DEPT.: See comments dated 01/20/23.

FIRE MARSHAL: See dated 01/20/23.

STCT DOT: N/A.

BOND: A soil erosion and sediment control bond estimate shall be submitted for review & approval by the Town Engineer.

STAFF COMMENTS: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Site Plan, Breezeline Uncasville, CT, Tax Map 30, Map 89, Lot 00-A, 689 Old Colchester Road, Uncasville, CT, Prepared for Atlantic Broadband CT LLC (Breezeline), Prepared by Civil Works, New England & North by Northeast, Dated January 10, 2023":

1. A proposed office building clearly accessory to the existing unmanned telecommunications facility is permitted. Office buildings are not permitted in the R-40 zone.

It is my opinion that the proposed use of an office building for 2 full-time & 8 transient employees, a 10-car parking lot with 4 EV charging stations and 4-20 vehicle trips per day does not support an accessory use. Subsequently, it is my opinion that your application cannot be approved as the proposed office use is not permitted in the R-40 zone.

2. Staff recommends the project be scaled back to represent an accessory use.

STAFF RECOMMENDATION:

1. **Applicant/Owner should request the application be tabled to the February 28, 2023 regular meeting to allow for time to revise plans to meet Town staff comments.**