

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 1/24/2023

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: See comments dated 12/19/2022. The Applicant, on 1/18/23, requested the application be tabled to the February 28, 2023 regular meeting to address staff comments and granted a 30-day extension of time to do so.

STAFF RECOMMENDATION: Table to the 2/28/23 regular meeting.

The following Motion is suggested:

I make a MOTION to TABLE Application #22SITE10 to the February 28, 2023 regular meeting of the PZC as the Applicant has granted a 30-day extension of time to make the decision.