

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 1/24/2023

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: The Applicant, on 1/23/23, requested the Commission TABLE the application to the 2/28/23 regular meeting so it can address staff comments.

STAFF RECOMMENDATION: Table the application to the 2/28/2023 regular meeting.

The following Motion is suggested:

I make a MOTION to TABLE Application #23SITE1 to the February 28, 2023 regular meeting of the PZC.