

RESPONCES TO MEMORANDUM

January 24, 2022 PZC Meeting
Prepared by *Liz Burdick*, Director

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.

A note has been added to sheet 2, note 2. Also, the well in the rear of the site, was shown on a previous site plan and has been shown on sheet 2 and noted that it is to be properly abandoned by a lesensed well driller.

TOWN ENGINEER: See comments dated 12/6/2022. [Have been addressed.](#)

FIRE MARSHAL: See comments dated 12/15/2022 regarding sprinklers. [The owner is aware of this requirement.](#)

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.

[The review letter from DOT has been submitted and all comments addressed on sheet 2 of the site plans.](#)

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.

[An E & S bond estimate has been provided to the Town Engineer for review and is attached.](#)

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. [Included in this submittal](#)
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.
[A cover sheet has been added to the set of plans.](#)
4. Revise title block all sheets to show address as listed above. [On revised plans.](#)
5. Detail sheet is entitled “Proposed Site Plan.” Revise. [Revised to Site Details](#)
6. Clearly show silt fence locations as needed for all disturbed areas and add detail to sheet. [The silt fence has been shown darker on sheet 3 and a detail on sheet 3](#)
7. ZR Sec. 4.11.5 (Multi-family Dwellings):

- 4.11.5.3 Show refuse container (screened dumpster pad location).
A dumpster enclosure has been shown on sheet 2 and a detail on sheet 4
- 4.11.5.5 Show proposed sidewalks.
Have been shown on sheet 2 and a detail on sheet 4
- 4.11.5.7 Show new underground utilities connections (water).
Has been shown on sheet 2.
- 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.
Revised on sheet 2.
- 9.** ZR Sec. 14A.3 requires 2 parking spaces per living units unless the Commission approves a Parking Plan per ZR Sec. 18.3.
Revised on sheet 2 to show 2 parking spaces per living units.
- 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.
The E&S bond estimate has been provided for review and approval.
- 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.
An A-2 survey has been completed and is now sheet 1 of the plan set.
 - 17.2.6 Location Map required – add to cover sheet. Cover sheet has been provided in the revised plan set, with a location map..
 - 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). noted
 - 17.4.1 Name and addresses of owner(s) of record required. Add to cover sheet and title blocks. Provided on all sheets
 - 17.4.5 Existing/proposed (survey/site plan) required. Provided, sheet 1
 - 17.4.8 Revised plan to show size in SF of existing structures and structures within 100-feet of the property. Building SF shown on sheet 2 and adjacent buildings are on all sheets
 - 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.
Sign location shown on sheet 3 with a note “in accordance with zoning regulations and zoning permit required”.
 - 17.4.21 Revise plan to show signatures blocks. See note 3 above. Add to cover sheet. Signature block provided on cover sheet.
 - 17.6 Submit written narrative addressing compliance with Section 17.6.1 to 17.6.10 (Site Plan Reviewing and Bonding). Provided.
- 12.** ZR Section 18 (Off-street parking):
 - Revise plan to show pedestrian access from lower level parking to upper level.
A sidewalk has been added to provide pedestrian access from lower level parking
 - The four parking spaces to the south of the two-story building make the drive aisle non-conforming. Consider showing as parallel parking spaces.
These parking spaces have been eliminated.

- 18.8.10 Advise status/submit copy of ST CT DOT encroachment permit application.
DOT's review letter has been included in this submittal. All their comments have been addressed.
 - 18.9 Parking spaces shall be suitably separated from structures per Town of Montville Road Standards and Improvement Details.
The lower level parking area has been squared up to allow ease in entering and leaving the end parking spaces. A 4' wide striped section has been added adjacent to the southeast side of building 307 to separate the parking spaces from the building
 - 18.10. Show screen dumpster location.
The dumpster enclosure and conc. Pad has been shown on sheet 2, in the rear of building 307, and a detail added to sheet 4.
 - 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. The handicap space for 303 has been relocated to the north side of the building, as all the entrance doors are located on the north side of 303. Spot grades have been added to sheet 3 to show conformance.
 - 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.
Please see note 3 on sheet 2.
- 13.** ZR Section 19 (Signage). See note 11 above.
Sign location shown on sheet 3 with a note "in accordance with zoning regulations and zoning permit required".