

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

February 28, 2023 PZC Meeting
Prepared by *Liz Burdick*, Director
on 02/22/23

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 1/24/23 regular meeting with 30-day extension granted. New DRD - 3/17/23).

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. 2/15/23 - No additional comments for revised plans.

TOWN ENGINEER: See comments dated 2/24/23. Revised plan comments pending.

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

BUILDING DEPT.: See comments dated 2/14/23 as follows "Handicap parking space must be as close to the ramp as possible. Suggest moving the rear handicap space 3 spaces to the west/left."

WPCA: See comments dated 12/7/2022 & 2/16/23. No problems for WPCA.

STCT DOT: See comments dated 12/30/22. Revised/final comments pending.

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

STCT DEEP: N/A.

BOND: Soil Erosion and Sediment Control (SESC) bond estimate submitted 2/13/23 in the amount of \$2,500 has been reviewed and approved by the Town Engineer.

PLANNER: See comments dated 12/19/2022. Please be advised of the following with regard to my review of the application, supporting documents and plan entitled "Multi-Family Development, 303 (aka 303,307 & 309) Norwich-0New London Turnpike (Route 32), Uncasville, CT Prepared by Green Site Design, dated 8/12/22, Revised to 2/7/23":

1. Revise cover sheet to add plan set date/rev date and signature block on lower right corner, including expiration date line.
2. ZR Section 18.9 (Off-street parking) – Consider adding the parallel spaces to the south of the southeast corner of the two-story building for overflow parking.

STAFF RECOMMENDATION: Pending.