

TOWN OF MONTVILLE
PLANNING DEPARTMENT

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MEMORANDUM

DATE: February 27, 2023
TO: Liz Burdick, Town Planner
FROM: Colleen Bezanson, Assistant Planner
RE: **23SITE3– 2 Enterprise Ln (M/B/L 002-005-00B), Oakdale, CT –**
Applicant/Owner, John Dempsey- Homes R Us for Site Plan Review for a new 9,000 sq ft building with loading dock, retaining walls and associated site work

Above-referenced application is for site plan approval for a new 9,000 sq ft building with loading dock, retaining walls and associated site work. The vacant site is located on 0.94 acres (40,946SF) in the LI Zoning District with 144 feet of frontage on Enterprise Ln. The site is not located in the coastal area management or a flood hazard area. There are no regulated wetlands and/or watercourses on the property. The site is located in a public water supply watershed. .

As indicated in the narrative “The proposed development on the property will be the 9,000 SF new building, a loading dock, retaining walls, and other associated site work on the 0.94 acre property. The footprint of the building will be 7,500 SF. The ground level of the building will consist of 7,500 SF of manufacturing space. There will also be a 1,500 SF mezzanine that will be used for office space.”

Please be advised of the following comments with regard to my review of the application & proposed plan sheets titled entitled “PVC Direct Site Plan 2 Enterprise Lane Montville, Connecticut Prepared by Greensite Design LLC Revised February 15, 2023 Sheets 1-5 and Cover sheet.

Application

1. Copies of notification sent that within Public Water Supply Watershed Area need to be provided.
2. Authorization letter needs to be provided for Green Site Designs to act as agent.

Cover Sheet

1. Title should indicate that it is “Oakdale” instead of “Montville”
2. Add or revise the following proposed legend symbols:
 - a. Add the proposed contour symbol.
 - b. Change the electric manhole to match the symbol on Sheet 1.
 - c. Add the symbol for the freestanding light.
 - d. Add the symbol for the light wall pack.
3. Move the Assessor’s Map ID to under the address listed in the title.

Sheet 1

1. Survey Notes should include:
 - a. How the survey was prepared in accordance to Standards for Surveys and Maps in CT. (ZR 17.2.4)
 - b. Add reference to the Village Development Subdivision including maps and deeds filed on the land records.
 - c. The subdivision plan references a 20 ft. wide drainage easement. Please provide any deed information from the land records if applicable and /or if not conveyed.
 - d. Add note that the property is located within the Public Water Supply Watershed for Lake Konomoc. (ZR 17.4.7)
 - e. Add note that the property is not located within a Flood Hazard Area. (ZR 17.4.7)
 - f. Add note that the property is not served by public water or sewer. (ZR 17.4.7)
 - g. Add note that the property does not contain any wetlands or watercourses. (ZR 17.4.7)
 - h. Add location and size of all structures within 100 ft. of the property line. (ZR 17.4.8)
2. Survey Plans are not signed or sealed by a licensed land surveyor. (ZR 17.2.4)

Sheet 2

1. Plan sheet is not signed or sealed by a professional engineer or land surveyor. (ZR 17.2.4)
2. Property dimensions not shown on Sheets 2 or 3. (ZR 17.4.3)
3. If a dumpster is to be used then the location of dumpster must be shown. (ZR 17.4.8). Include a detail on sheet 4 if proposed.
4. Indicate the intended use of the rear portion of the property. (ex. material storage, parking, etc.) (ZR 17.4.9)
5. Show dimension of the area to be used for the area of truck parking the loading dock. (ZR 17.4.10)
6. Show the dimension of the driveway width and driveway entrance. (ZR 18.8.4)
7. Show the proposed sign no closer than 10 feet from the property line. (ZR 19.3.4). Add a note that a Zoning Permit will be required for the sign.
8. Show any proposed stockpile areas and sedimentation controls on Sheets 2 and 3. (ZR 17.4.9)

Sheet 3.

1. Under Test Hole Data there is a typo- change name from “Mike Kerby” to “ Mike Kirby”
2. Under General Notes there are the following typos:
 - a. Note # 10 indicates that a “house” will be constructed. Change to “building”
 - b. Note #13 change “bust” to “must”
3. Extend the sediment fence to the front property line along the northeast property line.

Sheet 4.

1. The notes under the catch basin detail should indicate that they are shown on Sheet 3 not Sheet 4.
2. No sign detail has been provided (ZR 19.3.3)
3. Add detail for handicapped parking space. (ZR 17.4.10)

Sheet 5.

1. Silt fence detail does not show depth of the trench.

Please contact me at (860) 848-6779 with any questions. Thank you.