

TOWN OF MONTVILLE
Department of Land Use & Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779 - Email: burdick@montville-ct.org

MEMORANDUM FOR THE RECORD

March 28, 2023 PZC Meeting
Prepared by *Liz Burdick*, Director
on 3/16/23

Property Address: 2 Enterprise Lane (Parcel ID: 002/005/00B), Oakdale, CT.
Application: PZ #23 SITE 3.
Applicant(s): John Dempsey, Homes R US LLC.
Property Owner(s): Same as Applicant.
Attorney: N/A.
LS/PE: Ellen Bartlett, P.E., Green Site Design.
Ryan Cheverie, L.S., Green Site Design (?).
Lot Size: 40,979SF (.94-acres).
Lot Frontage: 240.61-feet on Lakewood Drive & 120.61-feet on Enterprise Drive.
Zoning District: LI (Light Industrial).
Public Water/Sewer: No. On-site well & sanitary septic system.
Wetlands/Watercourses: No.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes. TBD. Work in State of CT right of way.
Legal: Submitted to Land Use Dept. on 2/17/23. Date of Receipt by PZC - 2/28/23.
Decision Required Date – 5/03/23. Postponed from the 2/28/23 meeting.

PROPOSAL: Site plan for “PVC Direct.” Construction of a 9000SF (7500SF footprint first floor – manufacturing, 1500SF mezzanine - office) building and associated site improvements.

INLAND WETLANDS COMMISSION: N/A

STATE OF CT DEPT. OF HEALTH: N/A.

CITY OF NEW LONDON WATER: Yes. See email dated 3/15/23. Stormwater runoff (E&S) controls shall be left in place until the site is stabilized (condition of zoning permit).

UNCAS HEALTH DISTRICT: See comments dated 3/6/2023 as follows: 1. Additional test holes req. prior to issuance of a septic permit; and 2. A benchmark is to be set in the area of the septic system.

TOWN ENGINEER: See comments dated 3/24/2023. All comments addressed.

FIRE MARSHAL: Referred on 2/21/23. No comments received.

BUILDING DEPT.: See email dated 3/23/23. Comments addressed.

WPCA: N/A.

STCT DOT: N/A.

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

STCT DEEP: N/A.

BOND: Soil Erosion and Sediment Control (SESC) bond in the amount of \$9,115 has been approved by the Town Engineer.

PLANNER: Please be advised that the plan set entitled “PVC Direct Site Plan, 2 Enterprise Lane, Montville, CT, Prepared for Homes R Us, LLC, Prepared by Green Site Design, LLC, Dated December 20, 2022, Revised to 3/23/23” addresses all of my previous comments.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS.

The following MOTION is suggested for any favorable approval:

"I make a MOTION to APPROVE Application 23 SITE 3 – 2 Enterprise Drive (Parcel ID 002/005/00B), Oakdale CT – Applicant/Owner: John Dempsey/Homes R Us for light industrial warehouse & associated site improvements in that the application, supporting documents and a plan entitled "PVC Direct Site Plan, 2 Enterprise Lane, Montville, CT, Prepared for Homes R Us, LLC, Prepared by Green Site Design, LLC, Dated December 20, 2022, Revised to 3/23/23", comply with all applicable sections of the Montville Zoning Regulations, with the following conditions:

1. Applicant shall meet all of the requirements of the Montville Building Department, Office of the Fire Marshal, Uncas Health District for required permitting and inspections prior to issuance of a certificate of zoning compliance.
2. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set & "Drainage Calculations, Hydraulics & Hydrology Report" dated February 2023.
3. Infiltration system installation shall be certified by Applicant's P.E. prior to issuance of a certificate of zoning compliance.
4. Prior to issuance of a zoning permit to start work, a soil erosion & sediment control bond shall be posted in the amount of \$9,115 in a form acceptable to the Finance Director.
5. Final revised plan sets, along with a digital copy of the final plan, shall be submitted to the Land Use Dept. & shall be signed and sealed with original signatures by P.E.
6. An approved Zoning Permit is required prior to the start of any work.
7. The Zoning Officer must be contacted and a pre-construction meeting shall be held at least 24-hours prior to start of any work. Soil Erosion and Sediment Controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
8. After work has commenced, any substantive changes to the approved site plan require review and approval by the Land Use Director and/or the Planning & Zoning Commission.
9. A final As-Built plan, including finished grades, shall be submitted to the Zoning Officer for review and approval prior to issuance of a certificate of zoning compliance.