

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
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MEMORANDUM FOR THE RECORD

June 27, 2023 PZC Meeting
Prepared by *Liz Burdick*, Director
Dept. of Land Use & Development
on 6/2/2023

Property Address: 486 Fitch Hill Road, Parcel ID 047-051-000, Uncasville, CT
Application: PZ #23SP1
Applicant(s): N Silver Brook Holdings, LLC
Property Owner(s): Same as Applicant.
Attorney: Harry Heller, Heller, Heller & McCoy
Engineer: None shown.
Land Surveyor: Andrew G. Ives, L.S., Langan, CT Inc.

Lot Size: 128.6721-acres (560,496SF)
Lot Frontage: 2203-feet (+/-) on Fitch Hill Road
Zoning District: R-80 residential zone
Public Water/Sewer: No. On-site well & septic system.
Wetlands/Watercourses: Yes. No regulated activities proposed.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.

Legal: *Submitted to Land Use Office 6/1/23, Date of Receipt by PZC 6/27/23, Public hearing scheduled for 6/27/23, PH must close by 7/31/23, Decision Required Date (DRD) 65 days from close PH.*

EXISTING CONDITIONS: The site is developed with an existing single-family residence, accessory structures & farm buildings and solar array under construction as approved by the CT Siting Council.

PROPOSAL: Applicant states "A 190' x 25' addition to existing barn stable/ for horse stables and associated storage together with a bathroom and office."

INLAND WETLANDS COMMISSION: N/A.

UNCAS HEALTH DISTRICT: UHD comments dated 6/13/23 state "I have reviewed the above plan and have the following comments: 1. All existing wells and septic systems are to be noted on the plan. 2. A bathroom is proposed in the addition. There is no subsurface sewage disposal system or water supply indicated. 3. Deep test holes and a percolation test are required for a subsurface sewage disposal system.

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

TOWN ENGINEER: N/A.

BUILDING DEPT.: Referred 6/2/23. Comments pending.

FIRE MARSHAL: Referred 6/2/23. Comments pending.

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: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Boundary Survey, Limited Topography Survey, 486 Fitch Hill Road, Uncasville, CT, Prepared by Langan CT, Inc., Dated April 27, 2021":

1. The application is for an addition to an existing barn/stable, including an office and bathroom for a Boarding Stable at an existing farm. ZR Section 7.3.2 permits "riding academies, stables" with an approved Special Permit and its site plan.

2. Although staff recommends the Commission determine, per ZR Section 17.5, that all of the site plan ingredient requirements of Section 17.4 are not necessary or required to reach a decision on the application, *a determination of applicability of the applicable sections must be submitted in writing by the Applicant.*

3. Staff recommends the following plan revisions:

- Applicant shall submit a plan sheet entitled, or similarly entitled, "Site Plan for Boarding Stable (and/or Riding Academy), 486 Fitch Hill Road, Parcel ID 047-051-000, Uncasville, CT, Prepared for N Silver Brook Holdings, LLC, Prepared by Langan Engineering, Dated ____."

- Plan shall identify access drives to stables, gravel "parking area", riding areas, etc., relative to the proposed use.

4. Application shall submit written narrative addressing ZR Section 16.5.a-j (Special Permits - Criteria for Decision).

STAFF RECOMMENDATION: Pending.