

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 6/27/2023

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 a 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 & 6/21/23 shall be addressed by the Applicant.

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

TOWN ENGINEER: N/A.

BUILDING DEPT.: Referred 6/2/23. Comments dated 6/20/23 "N/A."

FIRE MARSHAL: Referred 6/2/23. No comments received.

STCT DOT: N/A.

BOND: N/A. No site work proposed.

STAFF COMMENTS: The applicant has addressed all of the comments in my memo dated, June 2, 2023.

STAFF RECOMMENDATION: Grant requests for waivers. Approve with conditions.

The following MOTION is suggested for the granting of the applicant's request for waivers:

I make a MOTION to GRANT the Applicant's request for waivers of multiple elements of the site plan ingredients contained in Section 17.4.4, 17.4.11 to 17.4.18, 17.4.20 and 17.4.24 of the Montville Zoning Regulations in accordance with ZR Section 17.5 (Site Plans - Determination of Applicability).

The following Motion is suggested for any favorable approval:

"I make a MOTION to APPROVE Application #23 SP 1 – 486 Fitch Hill Rd (Parcel ID 047-051-000), Uncasville, CT, Applicant/Owner: N Silver Brook Holdings, LLC for special permit approval for a 190' x 25' addition to existing barn for expansion of existing boarding stables and associated storage together with a bathroom and office in that the application, supporting documents and its plans entitled "Boundary Survey, Limited Topography Survey, 486 Fitch Hill Road, Uncasville, CT, Prepared by Langan CT, Inc., Dated April 27, 2021" and "Site Plan, Prepared for N Silver Brooks Holdings Prepared by Heller, Heller & McCoy, Dated 5/25/23" 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 the start of work.
2. An approved Zoning Permit is required prior to the start of work.
7. The ZEO must be contacted and a pre-construction meeting shall be held at least 24- hours prior to 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.

Should the Commission vote to deny the application, it shall state its reasons for the record.