

TOWN OF MONTVILLE
OFFICE OF THE ASST. PLANNER
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MEMORANDUM FOR THE RECORD

October 24, 2023 PZC Meeting
Prepared by *Meredith Badalucca*, Asst. Planner
Dept. of Land Use & Development
on 10/12/2023

Property Address: 225 Maple Avenue, Parcel ID 077-041-000, Montville, CT
Application: PZ #23SITE10
Applicant(s): Town of Montville
Property Owner(s): Town of Montville
Attorney: None
Engineer: Donald W. Smith, P.E., Consulting Engineer
Land Surveyor: CLA Engineers, Inc., Site Survey
Horbal & Judson Land Surveyors & Assoc., Topographic Survey

Lot Size: 11.77 +/- acres (512,701 SF)
Lot Frontage: 848 feet (+/-) on Maple Avenue
Zoning District: GOV - Government
Public Water/Sewer: Yes.
Wetlands/Watercourses: No.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes.
Legal: *Submitted to Land Use Office 10/6/23, Date of Receipt by PZC 10/24/23, Decision Required Date (DRD) 12/27/2023.*

EXISTING CONDITIONS: The site is developed with the Town of Montville Public Works Department and current Animal Control Facility.

PROPOSAL: Applicant states "Construct new animal control facility."

STAFF COMMENTS: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "New Animal Control Facility at: Montville Animal Shelter, 225 Maple Ave., Montville, CT, Prepared by: Silver Petrucelli & Associates, Dated: 10/2/2023":

1. Revise Cover Sheet to include Parcel ID: 077-041-000 after "225 Maple Ave."
2. Revise Cover Sheet to include Name and Address of Applicant/Owner.
3. Revise Approval Block on all sheets and revise Cover Sheet to include Approval Block, as follows:

Approved by the Montville Planning & Zoning Commission on _____.

BY: _____
Chairman, Vice Chairman, Secretary

Date: _____.

Expiration Date: _____.

Approval of this site plan by the Commission shall mean certification of the erosion and sediment control plan.

4. Remove Location Map from Site Plan Sheet and relocate to Cover Sheet.
5. Revise Title Block on all sheets to include "Parcel ID: 077-041-000" after 225 Maple Avenue.
6. Revise plan to show vegetated or other buffer between outdoor dog runs and adjacent property used for residential purposes.
7. Add note showing site is located in FEMA Flood Hazard Zone and panel no. from Flood Insurance Rate Map (FIRM), New London County.
8. Note 2C- Reference Maps. Please provide a copy of map prepared by "Horbal & Judson Land Surveyors, Dated 7/26/23" for the record.
9. Revise Note 4 to add "There are no minimum setbacks/bulk requirements in this zone."
10. Revise Note 5 on Site Plan sheet to include Parcel ID: 077-041-000 versus Tax Map/Block/Lot.
11. Remove duplicate notes from Existing Conditions & Demolition Plan Sheet and Grading, Erosion Control & Utility Plan Sheet.
12. Revise Erosion Control Notes to include Note 6, as follows:
 6. The ZEO shall conduct an inspection of E&S Controls prior to the start of any work or site disturbance.
13. Revise Detail Sheet to include detail for full cut-off building mounted and freestanding lighting.
14. General Construction Sequence paragraph 1: delete "construction is expected to start in the Fall of 2023 and be completed by April 2025."
15. Revise General Construction Sequence paragraph 2, to state "Town of Montville" versus "City".
16. Revise plan to add maintenance schedule for stormwater structures.
17. Final plan set shall be signed and sealed by P.E, and L.S. as required prior to final endorsement.