

Town of Montville
DEPARTMENT OF LAND USE & DEVELOPMENT
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779 ~ Email: lburdick@montville-ct.org

MEMORANDUM FOR THE RECORD

October 24, 2023 PZC Regular Meeting

Prepared by *Liz Burdick*, Director

on 10/16/23

Property Address: 225 Maple Avenue (Parcel ID 77-041-000), Uncasville, CT
Application: PZ #23SITE10 – Site Plan Review/Approval.
Applicant(s): Town of Montville, Ronald K. McDaniel, Mayor
Property Owner(s): Same as Applicant.
Attorney: Matthew Willis, Esq., Halloran & Sage
Architect: Paul Jorgensen, AIA, Senior Project Manager, Silver Petrucelli & Assoc.
Engineer: Civil Engineer – Donald W. Smith, Jr., P.E.
Structural Engineer, E2 Engineers
Land Surveyor: CLA Engineers, Inc., Site Survey
Horbal & Justin Land Surveyors & Associates, Topographic Survey
Lot Size: 11.77-acres (512,701SF)
Lot Frontage: 848-feet on Town road Maple Avenue.
Zoning District: Government (GOV).
Public Water/Sewer: Yes.
Wetlands/Watercourses: No regulated activities.
Flood Hazard Zone: No.
CAM Zone: Yes.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: Submitted to Land Use Dept. on 10/8/23. Date of Receipt by PZC: 10/24/23.
Decision Required Date: 12/27/23.

EXISTING CONDITIONS: 225 Maple Avenue is the site for the Montville Public Works Complex, including the Public Works Dept., Salt Shed and existing Animal Shelter.

PROPOSAL: Construction of a proposed 2428SF Animal Shelter and associated site improvements at the Montville Public Works Complex on about 1.25-acres of the total 11.77-acre property.

ASST. PLANNER: Referred on 10/10/23. See comments dated 10/12/2023.

TOWN ENGINEER: Referred on 10/10/23. Comments pending.

FIRE MARSHAL: Referred on 10/10/23. Comments pending.

BUILDING DEPT.: Referred on 10/10/23. Comments pending.

WPCA: Referred on 10/10/23. Comments pending.

UHD: See comments dated 10/10/23. No comments.

ANIMAL CONTROL OFFICER: Referred on 10/10/23. Comments pending.

BOND ESTIMATE: None submitted.

LAND USE DIRECTOR COMMENTS:

Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled "New Animal Facility, 225

Maple Avenue, Montville, CT, Prepared by Silver Petrucelli + Associates, Dated 10/2/2023”:

Drainage Report: 12,700SF of new impervious surface Report states “Due to limited storm drainage facilities on the site, the storm water management system has been designed to infiltrate all of the stormwater generated by the project area, resulting in a decrease in runoff to the existing on-site drainage systems.”

A stormwater management area will be open detention basing that provides 16,700CF of storage that will provide improved water quality and reduce post development peak rate of runoff.

Plan Set: All Town staff comments shall be addressed.

STAFF RECOMMENDATION: Pending.