

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

November 14, 2023 PZC Meeting
Prepared by *Meredith Badalucca*, Asst. Planner
Dept. of Land Use & Development
on 11/08/2023

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, Revised 10/23/2023":

1. Revise Cover Sheet to include all revision dates.
2. Revise Cover Sheet to include Name and Address of Applicant/Owner.
3. Revise Approval Block on Cover Sheet to correct the spelling error of "Chairman" and "Expiration".

4. Revise plan to show vegetated or other buffer between outdoor dog runs on the northwest of the property and adjacent property used for residential purposes. Vegetative buffer was added near the quarantine kennels however, not on the northwest side of the property.
5. Note 2C- Reference Maps. Please provide a copy of map prepared by "Horbal & Judson Land Surveyors, Dated 7/26/23" for the record.
6. Revise Detail Sheet to include detail for full cut-off building mounted lighting. Free standing lighting detail is included on electrical site plan.
7. General Construction Sequence paragraph 1: delete "construction is expected to start in the Fall of 2023 and be completed by April 2025."
8. Revise General Construction Sequence paragraph 2, to state "Town of Montville" versus "City".
9. Revise plan to add maintenance schedule for stormwater structures.
10. Final plan set shall be signed and sealed by P.E, and L.S. as required prior to final endorsement.