

**TOWN OF MONTVILLE**  
**OFFICE OF THE ASST. PLANNER**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
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**MEMORANDUM FOR THE RECORD**

March 26, 2024 PZC Meeting

Prepared by Meredith Badalucca, Asst. Planner on March 7, 2024

**Property Address:** 581 Route 163, Parcel ID: 030-024-000, Montville, CT  
**Application:** PZ #24SUB1  
**Applicant:** James. E. Morosky  
**Property Owner:** James E. Morosky & Kristin Morosky  
**Attorney:** Harry Heller, Esq., Heller, Heller & McCoy  
**Engineer:** Richard Deschamps, L.S., Advanced Surveys, LLC  
**Land Surveyor:** Richard Deschamps, L.S., Advanced Surveys, LLC  
**Lot Size:** 6.95 acres (302,755 +/- SF)  
**Lot Frontage:** 189.50 feet (+/-) on Route 163  
**Zoning District:** R40  
**Public Water:** No.  
**Public Sewer:** Yes.  
**Wetlands/Watercourses:** Yes. IWC Application #24IWC1 Pending.  
**Flood Hazard Zone:** No.  
**CAM Zone:** No.  
**Public Water Supply Watershed:** No.  
**Proposed Public Improvements:** No.  
**Legal:** Submitted to Land Use Office 2/29/24, Date of Receipt by PZC 3/26/24, Decision Required Date (DRD) 5/30/24.

**PROPOSAL:** 2-lot subdivision of a 6.95 acre parcel of land for residential lot development. The existing lot 24 is currently improved with a single-family residence, two garages and accessories structures as shown on the subdivision plan. This lot will contain 6.02 acres (262,328 SF). The proposed lot 24-2 will contain 0.93 acres (40, 427 SF) which will accommodate a proposed single-family residence. Both lots will be accessed via a shared driveway.

**UNCAS HEALTH DISTRICT:** Referred 3/1/24, Comments received 3/7/24 "The District does not have any comments."

**TOWN ENGINEER:** Referred 3/1/24, See comments dated 3/6/24.

**FIRE MARSHAL:** Referred 3/1/24, Comments received 3/4/24 "The Fire Marshal's Office has no comments at this time."

**BUILDING DEPT.:** Referred 3/1/24

**WPCA:** Referred 3/1/24

**TOWN ATTORNEY:** Referred 3/7/24, See comments dated 3/7/24.

**SITE WALK:** Pending.

**STAFF COMMENTS:** Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Subdivision Plan Prepared for James E. Morosky & Kristin Morosky, #581 Route 163 – (AKA – Oakdale Road), Montville, CT, Dated 5/28/23":

1. Revise Signature Block to include: Approved by the Montville Planning & Zoning Commission on \_\_\_\_\_.

\_\_\_\_\_  
Chairman, Vice Chairman, Secretary

2. Revise plan title to add "Parcel ID: 030-024-000" under "#581 Route 163".
3. Revise plan to show Parcel ID and street address assigned by the Montville Assessor for proposed lot.
4. Delete duplicate Note 13.
5. Add Note 18 as follows: Development of proposed Lot 24-2 may require additional review and approval by the Montville Inland Wetlands Commission.
6. Revise Note 14 to state "An Erosion and Sediment Control Bond in the amount two thousand (\$2,000) dollars must be posted prior to issuance of zoning permits for development of proposed lot 24-2.
7. Revise note 16, insert "prepared by a L.S. and/or P.E. shall" and remove "may" after individual site development plans.
8. Clearing limits shall be shown on plan.
9. Setbacks for existing lot 24 shall be shown on plan.