

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

March 26, 2024 PZC Meeting

Prepared by Meredith Badalucca, Asst. Planner on March 22, 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 #24IWC1 Favorable report dated 3/21/24.
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 & 3/19/24. All comments have been satisfactorily addressed.

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, see comments dated 3/18/24.

WPCA: Referred 3/1/24, see comments dated 3/20/24.

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

SITE WALK: Completed on 3/19/24 with Inland Wetlands Officer, Stacy Radford.

STAFF COMMENTS: Please be advised that the plan set entitled "Subdivision Plan Prepared for James E. Morosky & Kristin Morosky, #581 Route 163 – (AKA – Oakdale Road), Montville, CT, Dated 5/28/23, Revised 3/11/24" addresses all of my comments dated March 7, 2024.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS.

The following MOTION is suggested for any **favorable approval**:

"I make a motion to approve application 24SUB1 – 581 Route 163 (Parcel ID 030-024-000), Montville, CT – Applicant: James E. Morosky, Property Owner: James E. Morosky & Kristin Morosky, for a 2-Lot Subdivision in that the application, supporting documents and a plan entitled "Subdivision Plan Prepared for James E. Morosky & Kristin Morosky, #581 Route 163 – (AKA – Oakdale Road), Montville, CT, Dated 5/28/23, Revised 3/11/24" comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations with the following conditions:

1. LS shall certify proposed iron pins and street line monuments as set prior to endorsement of final subdivision plan.
2. Per Subdivision Regulation Section 3.9 (GIS): Digital Data shall be provided to the Land Use Dept. prior to endorsement of the final subdivision plan.
3. A "Declaration of Joint Driveway Easement and Maintenance Agreement" shall be filed on the Land Records with the final mylar plans.

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

Town of Montville Inspection Report

Date: 3/19/2024 Inspection Type: Choose an item.

MS4/ Erosion and Sediment Control Inspection Yes No

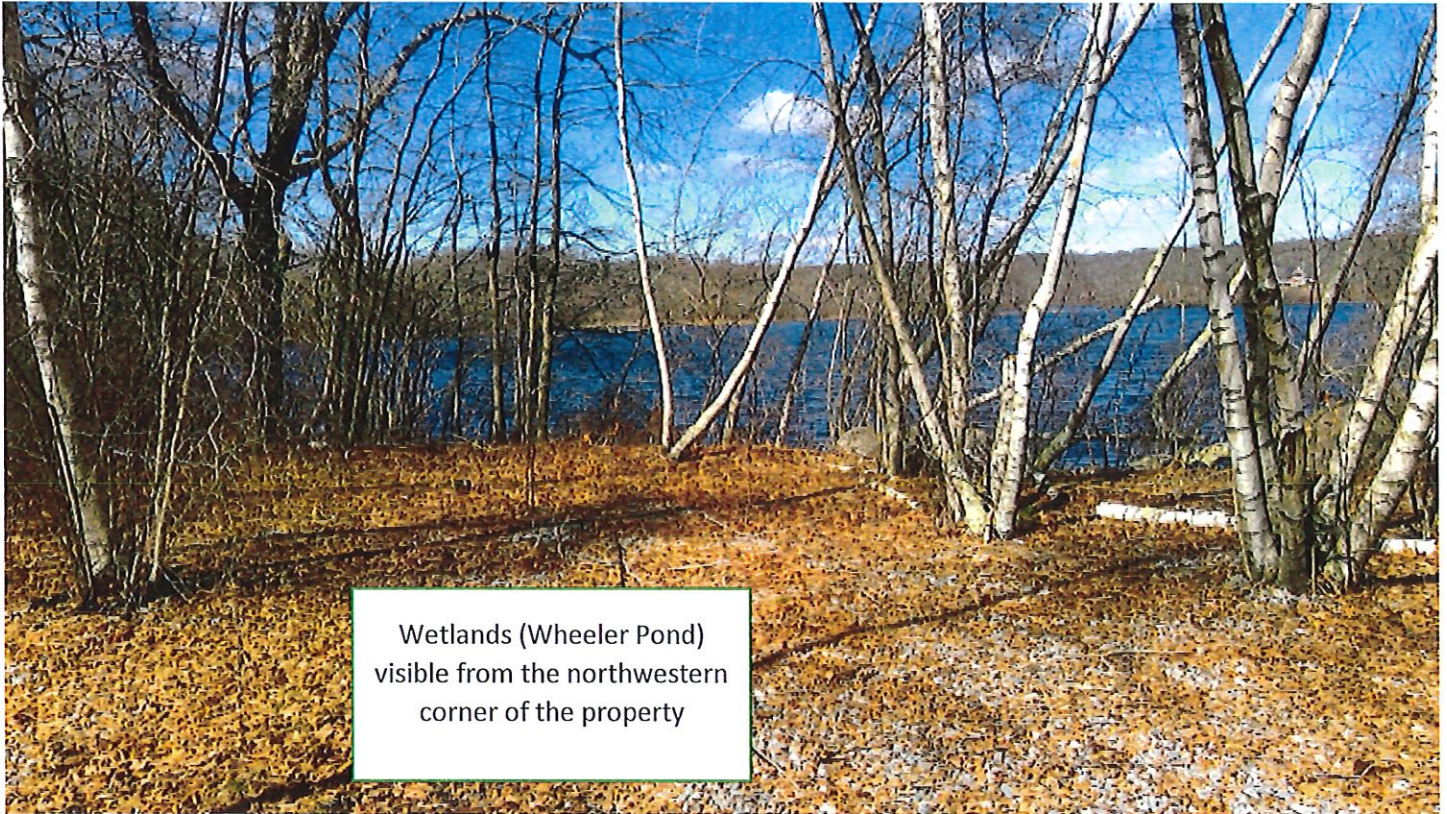
Location: 581 Route 163 Map/Lot/Block: 030-024-000

Parties Present Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Stacy Radford Meredith Badalucca
Click here to enter text.
Click here to enter text.
CZC Approved Yes No

Comments/Observations

Did initial inspection of proposed Lot 24-2 at 581 Route 163 in accordance with IWC and PZC Applications for a 2-lot subdivision.

Town of Montville Inspection Report



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