

TOWN OF MONTVILLE
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

MEMORANDUM FOR THE RECORD

April 23, 2024 PZC Meeting

Prepared by Meredith Badalucca, Asst. Planner on April 1, 2024

Property Address: 970 Old Colchester Road, Parcel ID: 037-001-000
Application: PZ #24SUB2
Applicant/Property Owner: Pachaug Capital, LLC
Attorney: Harry B. Heller, Esq. & Andrew J. McCoy, Esq., Heller, Heller & McCoy
Engineer: Wes Wentworth, Wentworth Civil Engineers, LLC
Land Surveyor: Michael J. Bennett, L.S., Bennett & Smilas Associates, Inc.
Lot Size: 31.516 acres (1,372,829 +/- SF)
Zoning District: R40
Public Water: No.
Public Sewer: No.
Wetlands/Watercourses: Yes. IWC Application #24IWC2 Pending.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Road widening strips to be deeded to the Town of Montville as required.

Legal: Submitted to Land Use Office 3/28/24, Date of Receipt by PZC 4/23/24, Public hearing must open by 6/27/24. Decision Required Date: 65 days from close public hearing.

PROPOSAL: 13 lot re-subdivision of 31.516 acre parcel of land for residential development on the southerly side of Old Colchester Road and the northerly side of Black Ash Road. The applicant proposes to keep wetlands and upland review areas undisturbed and in their existing vegetated state by proposing conservation easements on lots 1, 2, 5, 7 & 8. The applicant's engineer states in part, that proposed roof downspouts are to discharge to underground infiltration drywells and all storm runoff from the driveway areas will be treated in infiltration trenches or rain gardens.

UNCAS HEALTH DISTRICT: Referred 4/1/24

TOWN ENGINEER: Referred 4/1/24

PUBLIC WORKS: Referred 4/1/24

FIRE MARSHAL: Referred 4/1/24

BUILDING DEPT.: Referred 4/1/24, Responded 4/1/24 "No comments to contribute at this time."

ASSESSOR: Referred 4/1/24, Subdivision spreadsheet with addresses and parcel id numbers provided to applicant, revisions to plans required.

TOWN ATTORNEY: Referred Warranty Deed, Driveway Agreements & Conservation Easement 4/3/24

SITE WALK: Pending.

STAFF COMMENTS: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Black Ash Estates Resubivision, Land Now or Formerly Pachaug Capital, LLC., Black Ash Road & Old Colchester Road, Montville, Connecticut, Dated 8/22/23"

1. Revise Signature Block to include "Approved by Montville Inland Wetlands Commission", "Approved by Uncas Health District", "Passive Solar Energy Techniques as Prescribed by Law Have Been Considered in Development of this Plan" with signature lines per Subdivision Regulation (SR) Sections 3.7, 4.3.13 and 4.3.15.
2. Revise Cover Sheet to include 970 Old Colchester Road, Parcel ID: 037-001-000.
3. Revise Cover Sheet to reflect Harry B. Heller, Esq. as Attorney or Agent vs. Applicant.
4. Revise Note 4 on Sheet 2 of 10 and 3 of 10 to reflect proper R-40 setbacks and remove the word "generally".
5. Revise Zoning Data Chart on Sheet 3 of 10 to reflect correct R-40 setbacks.
6. Revise Sheet 5 of 10 and Sheet 6 of 10 to include proposed location of utilities.
7. Revise Sheet 5 of 10 and Sheet 6 of 10 to indicate proposed driveway surface.
8. Revise Sheet 5 of 10 and Sheet 6 of 10 to reflect correct R-40 setbacks.
9. Revise Sheet 5 of 10 to show anti-traction pads for each lot.
10. Sheet 5 of 10 and Sheet 6 of 10 clearing limits shown in Upland Review Area (URA).
11. Sheet 5 of 10, Lot 5 (interior lot) shall have a shared driveway per Zoning Regulation (ZR) Section 4.11.4.1.
12. Sheet 6 of 10, Lot 9 (interior lot) shall have a shared driveway per ZR, Section 4.11.4.1.
13. Sheet 7 of 10 silt fence on Lots 1 & 3 is right on property line.
14. Sheet 7 of 10 silt fence on Lot 13 is shown in URA.
15. Revise Site Narrative on Sheet 10 of 10 to reflect correct acreage and number of lots.