

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 11, 2024

Property Address: 1492 Route 85, Parcel ID: 005-027-000
Application: PZ #24SITE3
Applicant/Property Owner: Jeffery Daniels
Engineer: Ellen Bartlett, P.E., Greensite Design LLC
Land Surveyor: Ryan Chevire, L.S.
Lot Size: 5.62 acres (244,807 +/- SF)
Zoning District: Light Industrial
Public Water: No.
Public Sewer: No.
Wetlands/Watercourses: Yes. No activity within wetlands or upland review area.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: Yes, requires referral to NLPJ.
Proposed Public Improvements: CT DOT Encroachment Permit required.
Legal: Submitted to Land Use Office 4/10/24, Date of Receipt by PZC 4/23/24, Decision Require Date: 6/27/24.

PROPOSAL: Applicant is proposing a processing, material storage and equipment storage facility on a 5.62 acre parcel that is currently undeveloped. The project will be completed in two phases. Phase I includes 2 access drives, one from Route 85 and the other from the entrance of 1 Sachatello Industrial Drive, grading, water quality basis, concrete block material storage bay, processing area and several stockpile areas. Phase II will include an office, septic system, second concrete block material storage bays. The on-site stored equipment is listed on page 5 of the plan entitled "Daniels & Sons Construction, LLC, 1492 Hartford-New London Turnpike, Montville, CT, Applicant/Owner, Jeffrey Daniels, Dated April 2024, Prepared by Green Site Design LLC"

UNCAS HEALTH DISTRICT: Referred 4/11/24

TOWN ENGINEER: Referred 4/11/24

FIRE MARSHAL: Referred 4/11/24

BUILDING DEPT.: Referred 4/11/24

CITY OF NEW LONDON WATER: Copy of referral by applicant required.

CT DOT: Copy of preliminary approval letter required.

SITE WALK: February 22, 2024

STAFF COMMENTS: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Daniels & Sons Construction, LLC, 1492 Hartford-New London Turnpike, Montville, CT, Applicant/Owner, Jeffrey Daniels, Dated April 2024, Prepared by Green Site Design LLC"

1. Provide Soil Scientist report and date wetlands were flagged.
2. Provide bond estimate.
3. Drainage Calculations, Hydraulics & Hydrology Report references the 2004 Stormwater Quality Manual. Please use the Stormwater Quality Manual effective March 30, 2024.

4. Revise application to include applicable zoning regulations and project description.
5. Clarify the purpose/intent of 2 access drives in narrative.
6. Provide copy of referral to New London Public Utilities.
7. Provide copy of CT DOT preliminary approval letter.
8. Revise Cover Sheet to include signature block in lower right-hand corner per Zoning Regulation (ZR) Section 17.4.21.
9. Revise Cover Sheet to include Parcel ID: 005-027-000 under 1492 Hartford-New London Turnpike.
10. Revise Cover Sheet to include "Owner" after applicant in lower left-hand corner.
11. Revise Sheet 2 to include signature block for Soil Scientist.
12. Sheet 2, Show access to construction entrance on west side of property. Provide copy of any required easements from adjacent land owners.
13. Sheet 2 & 3 indicate grading, silt fence, curtain drain and access drive on adjacent property to the southeast of the site. Please provide documentation from adjacent property owner allowing the construction said curtain drain and access drive.
14. Sheet 2, silt fence is on property line and at the 50' upland review area, therefore it shall be staked out by LS prior to installation.
15. Revise Sheet 2 to include location map per ZR Section 17.2.6.
16. Revise Sheet 3 to show landscape buffer completely within the property boundary and not impeding sight line. Include note on plan that landscaping buffer shall be maintained by property owner to not impede sight line.
17. Revise Sheet 3 to remove existing curb cuts on Route 85.
18. Revise Sheet 3 to label "Construction Trailer" as "Office".
19. Revise Sheet 3 to show on-site well.
20. Revise Sheet 3 to include zoning compliance table per ZR Section 17.4.4.
21. Revise Sheet 3 to include size of proposed structures in square feet and approximate locations and size of all existing structures on the abutting properties which are within 100 feet of the property lines per ZR Section 17.4.8.
22. Revise Sheet 3 to include location, size, height lighting and orientation of all signs, if proposed per ZR Section 17.4.13. If not shown on the approved site plan, a separate zoning permit application will be required for future signage.
23. Revise Sheet 3 to include location, size, height and orientation of all outdoor lightening, if any per ZR Section 17.4.14.
24. Sheet 3 shows Phase II Material Storage Bay. Narrative provided indicates the layout and size of material storage bays is conceptual and subject to change. Any change to the approved plan will require an additional review and approval.
25. Revise Sheet 3 to include size and location of proposed conex boxes that are listed on Sheet 5 under Equipment List.
26. Sheet 3 indicates 10' x 15' concrete pad for 2 diesel tanks. Provide spill prevention controls and plans per ZR Section 4.11.11.3 2.b.13 (page 39).
27. Revise Sheet 4, General Note 1. To state "Green Site Design LLC" vs. CLA Engineers
28. Revise Sheet 5 to include note stating hours of operation per ZR Section 4.11.11.3 2. a.
29. Revise Sheet 5 notes 1, 2 and 3 to include "Zoning and" before Wetlands Officer.
30. Revise plan to include requirements of ZR Section 4.11.11.3 2.b including sequencing narrative and items 1-17, as applicable.
31. Revise plan to include maintenance and inspection schedule of Water Quality Basin.
32. Revise plan to include construction sequence.