

TOWN OF MONTVILLE
Department of Land Use & Development

STAFF COMMENTS – PLAN REVIEW

Prepared by Meredith Badalucca

Property Address: 303 Norwich-New London Turnpike (Route32), Parcel ID: 70/004/000

Application: 24SITE5.

Property Owner/Applicant: Lombardi Gravel, LLC

LS/PE: Ellen Bartlett, P.E., Green Site Design

Lot Size: 41,818SF (.96-acres).

Lot Frontage: 138 +/- feet on Norwich-New London Turnpike (CT Route 32).

Zoning District: C-1 (Commercial) and Route 32 Overlay Zone (Oz).

Public Water/Sewer: Yes. Development will connect to public water & sewer. Existing well to be abandoned by Licensed Well Driller per plan.

Flood Hazard Zone: No.

CAM Zone: No.

Public Water Supply Watershed: No.

Proposed Public Improvements: Yes. Work in State of CT right of way.

Legal: Submitted to Land Use Dept. on 6/12/24. Date of Receipt by PZC – 6/25/24.

Decision Required Date – 8/29/24.

PROPOSAL: Application is for the modification of the approved site plan application number 22SITE10 and approved phasing plan for conversion of two existing commercial buildings to multi-family residential dwelling units (2 two-bedroom and 14 one-bedroom units) and associated site improvements. The original site plan was approved on February 28, 2023 and the phasing plan was approved on January 23, 2024. The applicant is requesting modifications as detailed in a narrative dated June 7, 2024.

UNCAS HEALTH DISTRICT: Referred on June 11, 2024. Comments received June 12, 2024 “No comments”.

TOWN ENGINEER: Referred on June 11, 2024. See comments dated June 13, 2024.

FIRE MARSHAL: Referred on June 11, 2024. Comments received June 12, 2024 “No additional comments at this time.”.

BUILDING DEPT.: Referred on June 11, 2024. See comments dated June 12, 2024.

WPCA: Referred on June 11, 2024.

BOND: Soil Erosion and Sediment Control (SESC) bond in the amount of \$2,500 per original approval.

STAFF COMMENTS:

1. Revise application to state project address as 303 only.
2. Revise application to state if there are regulated wetlands, acreage and permit date if applicable.
3. Revise application to indicate applicable zoning regulations.
4. Revise application to indicate water supply.
5. Revise application to indicate if project has received approval from Uncas Health District and appropriate Water Authority. If N/A, please indicate.
6. Revised application to state correct number of parking spaces provided.
7. Revise narrative to reflect correct applicant/property owner.
8. Provide As-Built sheet that calls out only changes that were made to approved plan. Provide detailed description in narrative as to why these changes were necessary.

9. Revise plan to indicate Phase II Building as 303, not 307 & 309.
10. Revise plan to show door lights, if any on Phase II Building.
11. Revise plan to show five (5) building mounted lights on Phase II Building per approved phasing plan.
12. Show curbing as installed at the northern five (5) parking spaces near Phase II building. (Per ZR Section 18.11).
13. Additional parking space to the north is not perpendicular to the access drive. Per ZR Section 18.8.2, parking spaces shall be entered and exited along interior drives arranged perpendicular to access drives wherever possible. This change is being requested due a field change in the approved parking plan which called for all perpendicular parking spaces.
14. Revise plan to show correct amount of parking space in the area of the dumpster.
15. Revise plan indicate correct number of parking spaces provided.
16. Revise plan to show correct existing side yard setback.
17. Revise plan to include a "no parking" sign on dumpster enclosure.
18. The provided Truck Turning Plan indicates that the garbage truck will encroach on newly created parallel parking space. Show on plan if garage truck can maneuver under balcony of Phase I building.
19. Staff suggest relocating dumpster to the island in the southeast of the front parking area to avoid the garage truck having to back into a one-way lane. This will also allow for the approved parking layout.
20. Call out timber guard rail as installed in parking area near dumpster.
21. Parking spaces to the Northeast of the site are not indicated on plan as currently configured on site.
22. Any space in the parking area to the northeast of the site that is not 9' wide shall be stripped for no parking.
23. The double lamp to the southeast of the property are encroaching on adjacent property. Provide easement from property owner.
24. Retaining wall to the north of the property is encroaching on adjacent property. It also appears to extend further than approved plan. Please provide detailed narrative as to why this extension was necessary. Also, provide easement from property owner.
25. "Decorative Block Retaining" area is configured differently than approved plan. Please explain in detail why this change was necessary and show on plan all changes made.
26. Provide architectural drawings for Phase I and Phase II per ZR Section 17.4.18.
27. Provide Grading and Drainage Sheet as Note 3 on Sheet 2 refers to Sheet 3 of approved plan.
28. Provide door light detail per ZR Section 17.4.14.
29. Include separate Phase I & Phase II sheets