

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

MEMORANDUM FOR THE RECORD

June 25, 2024 PZC Meeting
Prepared by Meredith Badalucca, Asst. Planner

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, transfer of permit #208IWC18 approved on 4/18/24. The approval of the transfer has been appealed by Richard J. George and Katherine George who are represented by Attorney Jon B. Chase.

CT General Stormwater Quality Permit: Yes, applicant shall provide copy.

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 opened on 5/28/24 and was continued to 6/25/24, at the applicant's request. Public Hearing must close by 7/2/24, 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 in favor of the Town of Montville on lots 1, 2, 5, 7 & 8. The applicant's engineer states in part, Design elements included in the creation of this development include minimizing impervious areas, maximizing wooded areas, keeping wetlands and upland review areas undisturbed and in their existing vegetated state. Other low impact design elements include encouraging runoff via overland sheet flow and maximizing infiltration within these areas. All proposed roof downspouts are to discharge into underground infiltration drywells. All storm runoff from driveway areas will be treated in infiltration trenches or rain gardens. These Low Impact Development design features will treat pollutants, maximize infiltration, retain runoff and discourage point discharges of storm water runoff.

UNCAS HEALTH DISTRICT: Referred 4/1/24 and 6/12/24, See comments dated 4/15/24 and 6/18/24. 6/18/24 comments: "1. Additional test holes were dug on lots 5, 6, 7 and 9, and those lots meet the minimum requirements for subsurface sewage disposal. 2. The septic calculations and system design have not been revised for Lot 11 to show the required 787.5 square feet."

TOWN ENGINEER: Referred 4/1/24 and 6/12/24, See comments dated 4/10/24. Waiting on revised comments.

PUBLIC WORKS: Referred 4/1/24 and 6/12/24, See comments dated 5/8/24. Waiting on revised comments.

FIRE MARSHAL: Referred 4/1/24 and 6/12/24, 5/7/24. The Fire Marshal's Office has no comments.

BUILDING DEPT.: Referred 4/1/24 and 6/12/24, Responded 4/1/24 "No comments to contribute at this time." Comments dated 6/12/24: "I have reviewed the revised documents and have no further comments."

ASSESSOR: Referred 4/1/24 and 6/13/24, Subdivision spreadsheet with addresses and parcel id numbers provided to applicant, revisions to plans required. Confirmed with Assessor on 6/20/24 that 976 Old Colchester Rd was issued by her office.

TOWN ATTORNEY: Referred Warranty Deed, Driveway Agreements & Conservation Easement 4/3/24, See comments dated 4/17/24. Referred revised Warranty Deeds, Driveway Agreements and Conservation Easements on 6/13/24. Waiting on revised comments.

SITE WALK: Completed from street with ZEO/WEO Radford on 4/5/24 and with Public Works Director, Town Engineer and ZEO/WEO on 5/1/24.

STAFF COMMENTS: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Black Ash Estates Resubdivision, Land Now or Formerly Pachaug Capital, LLC., Black Ash Road & Old Colchester Road, Montville, Connecticut, dated 8/22/23, Revised 5/28/24"

1. Revise Cover Sheet to include date of letter from Uncas Health Department.
2. Revise Sheet 6 of 12 to show proposed location of utilities on lot 8.
3. Indicate the type of utilities, i.e.; above ground or underground.
4. Revise Sheet 6 of 12 to show clearing limits for shared driveway of lots 9 & 10 not encroaching onto the property located at 974 Old Colchester Rd.

The applicant has included house numbering signs on the revised plan to comply with Town of Montville Ordinance O-A-3 as requested during the public comment on May 28, 2024.

During the public hearing Commissioner Tait inquired if the R.O.W. Trail as shown on page 43 of the POCD went through this property. The R.O.W. Trail shown on that map is on the adjacent property to the east.