

Megan Egbert

From: Meredith Badalucca
Sent: Monday, November 25, 2024 1:24 PM
To: Megan Egbert
Cc: Stacy Radford
Subject: FW: 24 SITE 13 - 1365 Old Colchester Rd

From: Douglas Colter <dcolter@seccog.org>
Sent: Monday, November 25, 2024 1:07 PM
To: Meredith Badalucca <mbadalucca@montville-ct.org>
Subject: Re: 24 SITE 13 - 1365 Old Colchester Rd

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ok, if it is a DETACHED garage, then the building code would view it as separate single family dwelling on the same parcel. This difference in language between the building code and zoning on this issue is typical.

Doug Colter
Licensed Building Official
Southeastern CT Council of Governments
Regional Building Official Service
Serving the Towns of Bozrah, Franklin, Preston, and Montville
5 Connecticut Avenue
Norwich, CT 06360

email: dcolter@seccog.org

Cell: 860-941-3938
Direct Dial: 475-275-7660
Office Main Line: 860-889-2324

From: Meredith Badalucca <mbadalucca@montville-ct.org>
Sent: Monday, November 25, 2024 1:01 PM
To: Douglas Colter <dcolter@seccog.org>; Megan Egbert <megbert@montville-ct.org>
Cc: Doug Colter <dcolter@montville-ct.org>; Alyssa Brochu <abrochu@uncashd.org>; John Carlson <JCarlson@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; Paul Barnes <pbarnes@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>; Leonard Bunnell Sr. <lbunnell@montville-ct.org>
Subject: RE: 24 SITE 13 - 1365 Old Colchester Rd

Doug,

This is currently a vacant parcel. The applicant is proposing a single family residence and a detached garage with a second floor 2 bedroom Accessory Dwelling Unit (in-law apartment). Our regulations allow for these units over a garage at a single family house. However, our regulations require any accessory structure over 1200 sf to obtain PZC approval. The proposed detached garage is over 1200 sf.

Hope this helps to clarify. If your comments remain the same, please let Megan & I know so we can forward them to the applicant.

Thank you,
Meredith

From: Douglas Colter <dcolter@seccog.org>
Sent: Monday, November 25, 2024 12:46 PM
To: Megan Egbert <megbert@montville-ct.org>; Meredith Badalucca <mbadalucca@montville-ct.org>
Cc: Doug Colter <dcolter@montville-ct.org>; Alyssa Brochu <abrochu@uncashd.org>; John Carlson <JCarlson@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; Paul Barnes <pbarnes@montville-ct.org>
Subject: Re: 24 SITE 13 - 1365 Old Colchester Rd

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Building Official's Comments:

Assuming this is an existing single family dwelling, a connecting door is required between the two units to maintain a single family dwelling with ADU status. Otherwise, it is a Two Family and will require fire separations between the units and a Change of Occupancy application.

A building permit application and the submission of construction documents will be required.

Doug Colter
Licensed Building Official
Southeastern CT Council of Governments
Regional Building Official Service
Serving the Towns of Bozrah, Franklin, Preston, and Montville
5 Connecticut Avenue
Norwich, CT 06360

email: dcolter@seccog.org

Cell: 860-941-3938
Direct Dial: 475-275-7660
Office Main Line: 860-889-2324

From: Megan Egbert <megbert@montville-ct.org>
Sent: Monday, November 25, 2024 12:20 PM
To: Meredith Badalucca <mbadalucca@montville-ct.org>
Cc: Douglas Colter <dcolter@seccog.org>; Doug Colter <dcolter@montville-ct.org>; Alyssa Brochu <abrochu@uncashd.org>; John Carlson <JCarlson@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; Paul Barnes <pbarnes@montville-ct.org>
Subject: 24 SITE 13 - 1365 Old Colchester Rd

Good Afternoon,

Below please find the link to access Application Materials and Site Plan for the proposed garage with ADU at 1365 Old Colchester Rd:

<https://www.townofmontville.org/form-repository/24-site-13-1365-old-colchester-rd-garage-with-adu/>

Please review the documents and forward any comments to my attention at your earliest convenience.

Thank you,

Megan Egbert
Administrative Assistant
Land Use and Development
Town of Montville
310 Norwich New London Tpke
Uncasville, CT 06382
860.848.6779