

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Report
Prepared by Meredith Badalucca on March 20, 2025

Property Address: 167 Meetinghouse Lane (046-050-00B)
Application: 25 SUB 1
Property Owner: Robert A. Tringe and Judith M. Tringe
Applicant: Same
LS: Rick Deschamps, LS, Advanced Surveys, LLC
Lot Size: 18.74 +/- Acres (816,285 +/- SF)
Zoning District: R-80 (Residential)
Public Water/Sewer: No
Flood Hazard Zone: No
CAM Zone: No
Public Water Supply Watershed: No.
Site Restoration Bond: \$2,000 per lot to be posted prior to the issuance of a zoning permit for lot development.
Legal: Submitted to Land Use Dept. on 2/11/25. Date of Receipt by PZC 2/25/25, Public Hearing set for 3/25/25.
Site Inspection: Site visit completed on 2/14/25 by ZEO Radford and myself.

Proposal: 2 lot resubdivision of property located at 167 Meetinghouse Lane.

Background:

- 1 lot subdivision approved August 9, 1983
- 1 lot subdivision approved June 12, 2001
- 1 lot resubdivision approved September 22, 2020

Staff Comments/Review:

The property is located in the R-80 zoning district (Zoning Regulation Section (ZR) 7). All proposed lots meet the minimum lot size, minimum frontage and setback requirements of ZR 7 as shown on the Zoning Compliance Table of the plan titled "Resubdivision Plan Prepared for Robert A. Tringe & Judith M. Tringe, 167 Meetinghouse Lane, Montville, CT, Prepared by Advanced Surveys, LLC, Dated 10/2/24, Revised 3/6/25."

This parcel contains wetlands therefore, the applicant submitted an application to the Inland Wetlands Commission per Subdivision Regulation Section (SR) 3.4.2. A Favorable Report was issued by the Inland Wetlands Commission on February 20, 2025.

Staff has reviewed the draft legal descriptions of proposed Lots 050-0B3 and 050-0B4 and the remaining lot, existing Lot 50-B that were provided as part of the application.

All of my technical review comments have been addressed by the applicant.

Agency Comments:

Town Engineer: Comments dated 3/12/2025 "CLA has performed a review of the application documents and find that all of our previous comments have been adequately addressed."

Fire Marshal: Comments dated 2/19/25 "The Fire Marshal's Office has no comment at this time."

Building: See comments dated 2/14/25

Uncas Health: See comments dated 2/3/25

Public Works: See comments dated 2/25/25, Comments dated 3/20/25 "Nothing new to add to my comments."

Police Department: Comments dated 2/19/25 "The Montville Police Department has no comments at this time, regarding the 167 Meetinghouse Lane project."

SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:

I make a MOTION to APPROVE with conditions, Application 25 SUB 1 for a 2 lot re-subdivision of 167 Meetinghouse Lane Parcel ID: 046-050-00B in that the application, supporting documents and a plan set entitled "Resubdivision Plan Prepared for Robert A. Tringe & Judith M. Tringe, 167 Meetinghouse Lane, Montville, CT, Prepared by Advanced Surveys, LLC, Dated 10/2/24, Revised 3/6/25." comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

CONDITIONS:**Conditions prior to endorsement of final plans:**

1. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to endorsement of final plans.
2. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
3. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
4. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
5. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

General conditions:

6. Approved Warranty Deeds shall be filed on the Land Records with the final endorsed mylars.

7. Three (3) sets of paper plans along with mylars that include any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
8. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.

Conditions prior to issuance of Zoning Permit for individual lot development:

9. Wetland placards shall be placed by LS at 50' URA on each lot.
10. Clearing limits shall be staked out by LS on all lots.











Megan Egbert

From: John Carlson
Sent: Tuesday, February 25, 2025 10:20 AM
To: Megan Egbert; Meredith Badalucca
Subject: RE: 25 SUB 1 - 167 Meetinghouse Ln

Hello Megan and Meredith

- 1 The plan does not show any tree that will affect the site line when pulling out of the driveway. I believe there are a couple of trees that should be remove for the site line distance.
- 2 Lot 050-0B4 The driveway cuts through a natural water swale. May need a pipe installed under the driveway to keep water from pooling next to the uphill side of driveway. The town installed the flat top catch basin near the driveway to lot 050-0B4 to catch the water from the lot that come down the natural swale.

Thanks

John Carlson
Director Of Public Works
Town of Montville
860-848-7473

From: Megan Egbert <megbert@montville-ct.org>
Sent: Friday, February 14, 2025 2:21 PM
To: Meredith Badalucca <mbadalucca@montville-ct.org>
Cc: Doug-SCCOG <dcolter@seccog.org>; Doug Colter <dcolter@montville-ct.org>; Paul Barnes <pbarnes@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; John Carlson <JCarlson@montville-ct.org>; LT David Radford <Dradford@montvillepolice.org>; Alyssa Brochu <abrochu@uncashd.org>; Kyle Haubert <khaubert@claengineers.com>
Subject: 25 SUB 1 - 167 Meetinghouse Ln

Good Afternoon,

Below please find the link to access Application Materials and Site Plans for the proposed 2-Lot Resubdivision at 167 Meetinghouse Ln (Tringe Resubdivision):

<https://www.townofmontville.org/form-repository/25-sub-1-167-meetinghouse-ln-tringe-resubdivision/>

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

Building Official's Comments

Date: 02/14/2025

Project Address: 167 Meeting House Lane

Project Name: Tringe

Reviewer: Doug Colter, Building Official

Upon review of land use documents submitted to the town planning officials, the Building Official notes the following:

- 1.) A building permit is not required for this lot change. The structures have a sufficient setback from the property lines.
- 2.) Building permits are required for any planned demolition, construction, or renovation activities.

These comments should be considered a preliminary courtesy review, and not a thorough review under the auspices of the CT State Building Code. These are not exhaustive or limiting comments, do not create an estoppel, and are not an approval. A formal Building Permit application accompanied by Construction Documents per CT State Statutes and the CT State Building Code are required for a formal review, and work is not authorized until a Building Permit is issued by the Building Official. It is the applicant's responsibility to coordinate State and Town requirements at the time of application for approvals.



February 3, 2025

Richard Deschamps
Advanced Survey's
60 Terry Road
Griswold, CT 06351

RE: 167 Meeting House Lane, Montville, Two Lot Subdivision prepared for Robert A. Tringe & Judith M. Tringe

Dear Mr. Deschamps,

I have reviewed the plan submitted for 167 Meeting House Lane in the Town of Montville. Based on my review, the proposed two (2) lot subdivision meets the minimum requirements for a subsurface sewage disposal (septic) system for a 4-bedroom residential building on each lot. Engineered plans and additional site testing may be required prior to the issuance of a septic system permit for each building.

Please feel free to contact this office with any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alyssa Brochu', is written over a faint blue circular stamp.

Alyssa Brochu, REHS/RS
Environmental Health Specialist

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