

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
310 Norwich-New London Turnpike, Uncasville, CT 06382
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MEMORANDUM FOR THE RECORD

June 28, 2022 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
On 6/15/22

Property Address: East Lake Rd & Fire Street (MBL 07-035-000), Oakdale, CT
Application: PZ #221SUB3
Applicant(s): Sunmar/RAF Builders, LLC
Property Owner(s): Walter N. Wainwright, Jr.
Attorney: N/A.
LS/PE: Agent, Demian Sorrentino, AICP, C.S.S., Boundaries, LLC
Lot Size: 47.65-acres (2,075,634SF)
Lot Frontage: 2,387-feet on East Lake Road & about 3047-feet on Fire Street
Zoning District: WRP-160
Public Water/Sewer: No. On-site wells and septic systems.
Wetlands/Watercourses: No regulated activities.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: Yes. Application referred to the City of New London on 6/24/22. Comments pending.
Proposed Public Improvements: Road widening strips to be deeded to the Town of Montville as required.
Legal: Submitted to Planning Dept. on 6/09/22. Date of Receipt by PZC: 6/28/22.
Decision Required Date: 09/01/22.

PROPOSAL: 8-lot subdivision for residential lot development.

PLANNER COMMENTS: Pending.

INLAND WETLANDS COMMISSION: The IWC, at its 6/16/22 regular meeting, voted to forward a favorable report to the PZC for this subdivision.

UNCAS HEALTH DISTRICT: See approval comments dated 6/17/22.

STATE OF CT DEPT. OF HEALTH: N/A.

CITY OF NEW LONDON WATER: Comments pending.

TOWN ENGINEER: See comments dated 06/21/22. Plan revisions requested.

BUILDING DEPT.: N/A.

WPCA: N/A.

STCT DOT: N/A.

OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA): N/A.

STCT DEEP: N/A.

BOND: N/A.

STAFF RECOMMENDATION: Table the application as follows:

I make a MOTION to table application PZ#221SUB3 to the July 26, 2022 regular meeting of the Commission.