

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

July 26, 2022 PZC Meeting  
Prepared by *Liz Burdick*, Planning Director  
on 7/07/22

**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. Favorable Report IWC.  
**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. Tabled from the 06/28/22 regular meeting.

**PROPOSAL:** 8-lot subdivision for residential lot development.

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

**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.

**PLANNER COMMENTS:**

Please be advised of the following with regard to my review of the plan entitled "Subdivision Plan Prepared for Sunmar/RAF Builders, LLC, Property of Walter N. Wainwright, Jr., East Lake Road & Fire Street, Montville (Oakdale), CT, June 2022":

1. Proposed Lot 7 does not meet the minimum lot requirement of 160,000 SF required in the WRP-160 zone. Revise all sheets as needed to show compliant lot area.
2. Zoning Compliance Table. Revise to show any new lot areas. Revise to add notes regarding 75' setback from wetlands to any building (ZR Sec. 5.8.1), regarding 150' setback for farm buildings or manure piles to property lines (ZR Sec. 5.6.4). Add note to show ZR Section 5.8 (Environmental Protection) in its entirety on the plan.
3. Add text box to Sheets 4 & 5 stating "Per Zoning Regulations Section 5.1, the clearing of natural ground cover and filling of wetlands should be kept to an absolute minimum in this district."
4. Quit Claim Deeds for road widening strips shall be submitted to the Planning Dept. for review/approval by the Town Attorney prior to endorsement of the final subdivision plan.
5. SR Section 3.9 (GIS): Digital Data shall be provided to the Planning Dept. prior to endorsement of the final subdivision plan.

**STAFF RECOMMENDATION:** Pending.