

**TOWN OF MONTVILLE**  
**OFFICE OF THE PLANNING DIRECTOR**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
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**Email: [lburdick@montville-ct.org](mailto:lburdick@montville-ct.org)**

**MEMORANDUM FOR THE RECORD**

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

**Property Address:** East Lake Rd & Fire Street (MBL 07-035-000), Oakdale, CT.  
**Application:** PZ #22SUB3  
**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:** All comments addressed. See memo dated 7/25/2022.

**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 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, Revised to 7/11/22" addresses the comments in my memorandum dated 7/7/2022.

**STAFF RECOMMENDATION: Approve with conditions.**

*The following MOTION is suggested for any favorable approval:*

**I make a MOTION to APPROVE Application PZ #22 SUB 3 – East Lake Rd (M/B/L 007-035-000) Oakdale, CT – Applicant, Sunmar/RAF Builders, LLC – Owner, Walter N. Wainwright, Jr. for an 8-Lot Subdivision in accordance with the application, supporting documentation and 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, Revised to 7/11/22” with the following conditions:**

- 1. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.**
- 2. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Planning Dept. prior to endorsement of the final subdivision plan.**
- 3. 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.**
- 4. Final plan shall be signed & sealed by L.S. and P.E.**