

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

September 27, 2022 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
on 9/23/2022

Property Address: 50 Cook Drive, Uncasville, CT
Application: PZ #22 SITE 7
Applicant(s): Montville WPCA
Property Owner(s): Town of Montville – Ronald McDaniel, Mayor
Attorney: N/A.
Engineer: Barry Parfitt, P.E., Wright Pierce
Land Surveyor: TBD
Lot Size: .2472-acres (10,768SF)
Lot Frontage: 20-foot Easement from Cook Drive over 48 Cook Drive.
Zoning District: R-20
Public Water/Sewer: Yes.
Wetlands/Watercourses: No.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: *Submitted 9/13/22. Date of Receipt by PZC: 09/27/22. Decision Required Date (DRD): 11/30/22.*

EXISTING CONDITIONS: Town of Montville WPCA Water Tank and associated equipment & site improvements.

PROPOSAL: Applicant states “the project will include the construction of a new 531,200-gallon glass-fused-to-steel water storage tank that will be constructed adjacent to the existing 590,000-gallon welded steel tank built in 1999. The existing tank will remain in place pending a future project to demolish the tank and construct a dedicated antenna tower and equipment building on site.”

INLAND WETLANDS COMMISSION: N/A.

UNCAS HEALTH DISTRICT: Referred 9/23/22 - comments pending,

STATE OF CT DEPT. OF HEALTH: TBD.

TOWN ENGINEER: Referred 9/14/22 – Comments pending.

BUILDING DEPT.: Referred 9/14/22 – comments pending.

FIRE MARSHAL: Referred 9/14/22 – comments pending.

STCT DOT: N/A.

BOND: TBD.

PLANNER COMMENTS: Review comments pending.

STAFF RECOMMENDATION: TBD.