

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779
Email: lburdick@montville-ct.org

MEMORANDUM FOR THE RECORD

October 25, 2022 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
on 10/10/2022

Property Address: 50 Cook Drive, Uncasville, CT
Application: PZ #22 SITE 7
Applicant(s): Montville WPCA, Derek Albertson, Superintendent
Property Owner(s): Town of Montville – Ronald K. 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: 09/30/22 Comment “The construction of the water tank must be approved by the CT Department of Public Health’s Drinking Section.” (Cond. Approval).

STATE OF CT DEPT. OF HEALTH: See UHD above.

TOWN ENGINEER: See comments dated 9/30/22 – plan revisions pending.

BUILDING DEPT.: Referred 9/14/22 – no comments received to date.

FIRE MARSHAL: Referred 9/14/22 – no comments received to date.

STCT DOT: N/A.

BOND: TBD.

PLANNER COMMENTS: Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled "Town of Montville, Connecticut Contract Drawings for Cook Hill Tank Replacement Project, Montville Water Supply, August 2022, Permitting Review":

1. On 9/7/2022, the Montville Zoning Board of Appeals granted the following setback variances for proposed structures:

1. Tank: A 22.6' variance of the required 40' R20 front yard setback; and a 27' variance of the required 40' R20 rear yard setback.
2. Equipment boxes: A 25' variance of the required 40' front yard setback; a 7.8' variance of the required 10' west side yard setback; and a 19' variance of the required 40' rear yard setback.
3. Standby Generator: A 3' variance of the required 10' side yard setback and 34' variance of the required 40' rear yard setback.

The variances shall be noted on the title sheet under zoning information. Typo "infomation" shall be revised.

2. Applicant name shall be changed to Ronald K. McDaniel, Mayor (v. "Ron McDaniel").
3. Town Engineer & Fire Marshal (pending) comments shall be addressed.
4. Applicant shall comply with all the requirements of CT Department of Public Health's Drinking Section.
5. Survey plan shall be signed & sealed by licensed land surveyor.

STAFF RECOMMENDATION: Pending.