

TOWN OF MONTVILLE
OFFICE OF LAND USE & DEVELOPMENT
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MEMORANDUM FOR THE RECORD

November 8, 2022 PZC Meeting
Prepared by *Liz Burdick*, Land Use Director
on 11/03/2022

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-feet (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: 11/30/22. Tabled from the 10/25/22 meeting.

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."

ZONING BOARD OF APPEALS: Required variances granted on 9/07/2022.

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 11/3/22 – all comments have been addressed.

BUILDING DEPT.: See comments dated 11/1/22. "All structures require building permits and, in some cases, depending on height and area special inspections are required." (Cond. Approval).

FIRE MARSHAL: See comments dated 10/12/22. No comments/concerns.

STCT DOT: N/A.

BOND: N/A/ Town (WPCA) project.

PLANNER: The applicant has addressed all of the comments in my memo dated 10/10/22.

STAFF RECOMMENDATION: Approve with conditions.

The following MOTION is suggested for any favorable approval:

I make a MOTION to APPROVE Application PZ #22 SITE 7 - 50 Cook Drive (M/B/L 099-009-001) – Applicant, Montville Water Pollution Control Authority (WPCA) – Owner, Town of Montville for construction of a new water tower and associated site improvements in accordance with the application, supporting documentation and plan set entitled “Town of Montville, Connecticut, Contract Drawings for Cook Hill Tank Replacement Project, Montville Water Supply, Prepared by Wright Pierce, dated November 2022” with the following conditions:

1. The construction of the water tank must be approved by the CT Department of Public Health’s Drinking Section.
2. Applicant shall meet all of the requirements of the Montville Building Department for permitting and inspections.
3. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan.
4. Final revised plan sets, along with a digital copy of the final plan, shall be submitted to the Planning Dept. & shall be signed and sealed with original signatures by P.E. & L.S
5. An approved Zoning Permit is required prior to the start of any work.
6. The ZEO must be contacted and a pre-construction meeting shall be held at least 24- hours prior to start of any work. Soil Erosion and Sediment Controls shall be installed and inspected by the ZEO prior to the start of any work.
7. After work has commenced, any substantive changes to the approved site plan require review and approval by the Planning Director and/or the Planning & Zoning Commission.