

TOWN OF MONTVILLE
Department of Land Use & Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
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MEMORANDUM FOR THE RECORD

December 13, 2022 PZC Meeting
Prepared by *Liz Burdick*, Director
on 12/13/22

Property Address: 303 Norwich-New London Turnpike, (aka CT Route 32) Assessor Parcel ID: 070/004/000, Uncasville, CT.
Application: PZ #22SITE10.
Applicant(s): Jim Wray, Lombardi Gravel, LLC
Property Owner(s): Same as Applicant.
Attorney: N/A.
LS/PE: Ellen Bartlett, P.E.
Lot Size: 41,818SF (.96-acres).
Lot Frontage: About 160-feet on Norwich-New London Turnpike (CT Route 32).
Zoning District: C-1 (Commercial) and Route 32 Overlay Zone (Oz).
Public Water/Sewer: Yes. Existing well to be abandoned. Development will connect to public water & sewer.
Wetlands/Watercourses: TBD.
Flood Hazard Zone: No. FIRM info needed.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes. TBD.
Legal: Submitted to Planning Dept. on 12/02/22. Date of Receipt by PZC - 12/13/22. Decision Required Date - 2/15/22.

PROPOSAL: Application is for site plan approval for conversion of two existing buildings from commercial uses to multi-family residential dwelling units.

INLAND WETLANDS COMMISSION: N/A

STATE OF CT DEPT. OF HEALTH: N/A.

CITY OF NEW LONDON WATER: N/A.

TOWN ENGINEER: See comments dated 12/6/2022.

FIRE MARSHAL: Comments pending. Referred on 12/5 & 12/8/2022.

BUILDING DEPT.: Comments pending. Referred on 12/5 & 12/8/2022.

WPCA: See comments dated 12/7/2022.

STCT DOT: Comments pending. Evidence of submittal to ST CT DOT pending.

OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA): N/A.

STCT DEEP: N/A.

BOND: Soil Erosion and Sediment Control (SESC) bond estimate shall be submitted for review and approval by the Town Engineer.

PLANNER: Plan review comments pending. Applicant, on 12/8/22, requested the application be tabled to the next regular meeting of the Commission to address staff comments. **STAFF RECOMMENDATION:** Table application to the January 24, 2023 regular meeting of the Commission.

The following MOTION is suggested: I make a MOTION to Table Application PZ #22SITE10 to the January 24, 2023 regular meeting of the Commission.