

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
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MEMORANDUM FOR THE RECORD

January 24, 2023 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
on 1/25/2023

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: Jon P. Chase, Esq.
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: APPROVED WITH CONDITIONS ON 7/26/2022. FILING DEADLINE FOR FILING MYLAR PLANS FOR THE APPROVED SUBDIVISION IS 10/26/2022. 90-DAY EXTENSION GRANTED BY PZC ON 10/25/22. SUBSEQUENT DEADLINE TO FILE SUBDIVISION MYLARS 1/24/23. **FINAL DEADLINE TO FILE MYLARS WITH 2ND (FINAL) 90-DAY EXTENSION OF TIME 4/24/23.**

PLANNER COMMENTS: Applicant, by its attorney, Jon B. Chase, Esq., on 01/17/23, submitted a request for a 2nd and final 90-day extension of time to file the mylar plans for the approved 8-lot subdivision. Applicant states the request is a *"further reflection of current market conditions and consequent business decisions, but my clients continue to anticipate filing the approved plans in due course."*

STAFF RECOMMENDATION: Grant the request for an extension.

The following MOTION is suggested for any favorable approval:

I make a MOTION to GRANT a 90-day extension of time to April 24, 2023 to file the approved mylar plans for 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 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."