

Town of Montville Planning & Zoning Commission  
Site Plan or Special Permit Application  
Revised 4/1/13

☒ Site Plan Number \_\_\_\_\_ Plan Date \_\_\_\_\_  
☐ Special Permit Fee paid \_\_\_\_\_ Revision \_\_\_\_\_  
Revision \_\_\_\_\_

Assessors Map 31 Lot 002-0A0  
Project Address 410-412 MAPLE AVE  
ROCKLAND OVERLOOK INDUSTRIAL CONDOMINIUM  
Name of Applicant ADVANCED ASSOCIATES, LLC  
Address of Applicant P.O. BOX 164 UNCASVILLE, CT 06382  
Project Name GARAGE  
Tel # 860-608-9890 Fax # \_\_\_\_\_ Email BILL@PANDH Construction.COM  
Name of Property Owner ADVANCED ASSOCIATES, LLC  
Name of Attorney HARRY B. HELLER  
Tel # 860-848-1249 Fax # \_\_\_\_\_ Email HHELLER@HELLERMCCOY.COM  
Name of Engineer SEAMUS MORAN  
Tel # 860-980-8008 Fax # \_\_\_\_\_ Email SMORAN@HH-ENGINEERS.COM

Zoning District I Lot Size 1 ACRE + Total Acres 19.6  
☒ Yes ☐ No Regulated Wetlands Acreage \_\_\_\_\_ Permit Date \_\_\_\_\_  
☐ Yes ☒ No Flood Plain Flood Hazard Area \_\_\_\_\_  
☒ Yes ☐ No A-2 Survey Name of Surveyor Richard Deschamps  
Building size 4000 s.f. Building height 24' +/-  
Number of acres to be disturbed 1.13  
Applicable Zoning Regulation(s) \_\_\_\_\_  
Project description INDUSTRIAL GARAGE FOR TREE SERVICE TRUCKS  
AND EQUIPMENT

Waiver(s) requested ☐ yes ☐ no Regulation section(s) \_\_\_\_\_

This project will use:

☐ Septic system ☒ Municipal sewer  
☒ Individual well ☐ Public water supply well ☐ SCWA well ☐ Municipal water

☐ Yes ☒ No This project is located in a Public Water Supply Watershed  
☐ Yes ☐ No This project has received approval from the Uncas Health District - PENDING  
☐ Yes ☐ No This project has received approval from the appropriate Water Authority

**\*\* Attach Copy of All Approvals**

☐ Yes ☒ No

This project requires a State General Stormwater Quality Permit  
Registration # \_\_\_\_\_

☐ Yes ☒ No

This project requires a permit from the Army Corps of Engineers

☐ Yes ☒ No

This project requires a Water Diversion Permit

☐ Yes ☒ No

This project requires a Dam Permit

☐ Yes ☒ No

This property is subject to a Conservation Restriction and/or a  
Preservation Restriction. If yes, attach a copy of certified notice  
Drainage calculations submitted:

☒ Yes ☐ No

Date \_\_\_\_\_ Rev. date \_\_\_\_\_ Rev. date \_\_\_\_\_

☐ Yes ☒ No

This project requires a State Traffic Commission Permit

☐ Yes ☒ No

This project requires a DOT Encroachment Permit

☐ Yes ☒ No

The plan has been submitted to the DOT District 2 Office

Number of parking spaces provided \_\_\_\_\_

Number of vehicle trips per day generated by this project 0 INCREASE AS THEY CURRENTLY  
RENT SPACE IN ANOTHER LOCATION OR PROPERTY.

Signature of Applicant

Signature of Owner

*William J. Pignone*  
*William J. Pignone*

Date 2/13/23

Date 2/13/23

### OFFICE USE ONLY

Review	Date Sent	Date Received
Town Engineer		
Uncas Health District		
Fire Marshal		
Building Official		
Mayor		
WPCA		
DOT District 2		
N.L. Water		
Other		

Date of Receipt \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_ Hearing Closed \_\_\_\_\_

Date of Extension #1 \_\_\_\_\_ Date of Extension #2 \_\_\_\_\_ Terminal Date \_\_\_\_\_



## Site Plan Review Checklist

Site plans are required for all commercial and industrial uses and residential special permits. Site plans shall comply with Section 18.3 of the Zoning Regulations and shall be drawn at a scale of 1"=40' or at a scale approved by the Planning Director. (Maximum size 24" x 36")

- ☐ A site plan shall be prepared by either an architect, professional engineer and/or land surveyor licensed and registered to practice in Connecticut as deemed appropriate by the Commission. The Commission shall have the right to require that a site plan be prepared by a professional engineer if the proposed development will include the design of roads, storm drainage facilities, water systems and sewerage systems. If the proposed development includes wetlands, the Commission shall have the right to require that a certified soil scientist delineate the wetlands. The signed seal(s) of those who prepared the site plan shall be included on the site plan. A site plan shall conform with class A-2 standards for accuracy in accordance with "**Code of Recommended Practice for Accuracy of Surveys and Maps**", a publication approved for use by the Connecticut State Board of Examiners for professional engineers and land surveyors, unless otherwise modified by the Town Planner.
- ☐ A written statement describing the proposed use or uses in sufficient detail will be submitted with each site plan to determine compliance with the permitted uses or special permits in the applicable district.
- ☐ A location map at a scale of one inch (1") equals 2,000 feet shall be submitted showing the subject property, streets, lot lines, and zoning district boundaries within 1,000 feet of the subject property. If space permits, the location map may be included as an insert on the site plan as required in section 8.3. An 8-½ x 11 inch photocopy of a USGS quad map with the project outlined must accompany the site plan.
- ☐ The name and address of the applicant and owner of record.
- ☐ North arrow, scale, date of the drawing or its revision and the name(s) and seal(s) of those persons preparing the site plan.
- ☐ Property boundaries, dimensions, and area in acres and square feet and all existing monuments, pipe markers and other physical evidence concerning property boundaries.
- ☐ Zoning districts and dimensions of all yards as required by these regulations. This information will be shown in both mapped and tabular form.
- ☐ Existing and proposed contour lines at 5 foot intervals. The Planning Director may require a 2 foot Contour interval in order to clearly show topography and drainage.
- ☐ Location, width, and purpose of all existing and proposed easements and rights-of-way on the property.
- ☐ Location of all existing watercourses, wetlands, public water supply watershed boundaries, bedrock outcrops, and where appropriate, the mean high water line, flood hazard areas, and channel encroachment lines.
- ☐ Location and size in square feet of all existing and proposed structures including underground storage tanks and uses on the property and the approximate locations and size of all existing structures on the abutting properties which are within one hundred feet (100') of the property lot lines.
- ☐ Location of all storage areas for materials, supplies, products, vehicles and equipment that will not be kept inside a structure as required by the zoning regulations.
- ☐ Location, size, and arrangement of all parking and loading areas including existing and proposed driveway entrances and exits. The Planning Director may require the applicant to submit a traffic evaluation report prepared by a traffic engineer if the proposed development will significantly impact traffic flow.
- ☐ Location, size, and arrangement of all pedestrian walkways and sidewalks.
- ☐ Location, layout, type, and size of buffer or landscape area, plant materials, fencing, screening devices, or other materials proposed for use.

- ☐ Location, size, height, lighting, and orientation of all signs.
- ☐ Location, size, height, and orientation of all outdoor lighting facilities.
- ☐ The stormwater drainage system, including the location and elevations of all existing and proposed street drainage facilities within 100 feet of the property. The Planning Director may require additional information and/or details regarding off-site drainage features affected by, or impacting upon the proposed development.
- ☐ Location, size, and type of all water and fire protection facilities.
- ☐ Location, size, and type of all sewerage disposal facilities.
- ☐ Building elevations or preliminary architectural drawings showing the general type of building proposed for construction.
- ☐ In cases where the applicant intends to develop in stages, an overall site staging plan shall be required.
- ☐ The Commission may require the applicant to submit an environmental evaluation report for a proposed development located in an environmentally sensitive area. Evaluation reports by independent professionals and other experts such as hydrologists, geologists and soil scientists may be required at the expense of the applicant.
- ☐ All signature and waiver blocks must be located in the lower right corner.

#### **Waivers**

The Commission may waive one or more of the site plan ingredient requirements of Section 18.3 if it finds that the information is not necessary to reach a decision on the application. A waiver of the applicable section or sections must be requested in writing by the applicant.

**Please refer to the Zoning Regulations to insure that you meet all requirements for setbacks, parking, signs, etc.**