

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

March 28, 2023 PZC Meeting
Prepared by *Liz Burdick*, Director
on 3/10/23

Property Address: 2 Enterprise Lane (Parcel ID: 002/005/00B), Oakdale, CT.
Application: PZ #23 SITE 3.
Applicant(s): John Dempsey, Homes R US LLC.
Property Owner(s): Same as Applicant.
Attorney: N/A.
LS/PE: Ellen Bartlett, P.E., Green Site Design.
Ryan Cheverie, L.S., Green Site Design (?).
Lot Size: 40,979SF (.94-acres).
Lot Frontage: 240.61-feet on Lakewood Drive & 120.61-feet on Enterprise Drive.
Zoning District: LI (Light Industrial).
Public Water/Sewer: No. On-site well & sanitary septic system.
Wetlands/Watercourses: No.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes. TBD. Work in State of CT right of way.
Legal: Submitted to Land Use Dept. on 2/17/23. Date of Receipt by PZC - 2/28/23.
Decision Required Date – 5/03/23. Postponed from the 2/28/23 meeting.

PROPOSAL: Site plan for “PVD Direct.” Construction of a 9000SF (7500SF footprint first floor – manufacturing, 1500SF mezzanine - office) building and associated site improvements.

INLAND WETLANDS COMMISSION: N/A

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

CITY OF NEW LONDON WATER: Yes. Applicant shall refer to New London Public Utilities for review and comment.

UNCAS HEALTH DISTRICT: See comments dated 3/6/2023 as follows: 1. Additional test holes req. prior to issuance of a septic permit; and 2. A benchmark is to be set in the area of the septic system.

TOWN ENGINEER: See comments dated 2/24/2023.

FIRE MARSHAL: Referred on 2/21/23. Comments pending.

BUILDING DEPT.: See comments dated 2/24/23 as follows: There is no way for us to tell if the handicap parking space is in the right location as there is no main entrance shown on the drawings.”

WPCA: N/A.

STCT DOT: N/A.

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

STCT DEEP: N/A.

BOND: Soil Erosion and Sediment Control (SESC) bond estimate submitted in the amount of \$8575 shall be reviewed and approved by the Town Engineer.

PLANNER: Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled “PVC Direct Site Plan, 2

Enterprise Lane, Montville, CT, Prepared for Homes R Us, LLC, Prepared by Green Site Design, LLC, Dated December 20, 2022, Revised to February 15, 2023":

1. Application and Plan Set, as submitted, are incomplete and do not comply with the requirements of the Town of Montville Zoning Regulations. Revise plan as needed and as shown below.
2. Applicant shall forward the plan to the City of New London Water Dept. for review & comment regarding proposed development within the Lake Konomic Watershed.
3. Manufacturing use needs to be specified in detail.
4. Revise Cover Sheet to show 1. "Oakdale, CT" (v. Montville) and "Map/Block/Lot" or "Parcel ID: 002/005/00B" (v. "Map/Lot").
4. Advise how construction of retaining walls on the east side of the site will not encroach on adjacent property.
5. Advise permanently slope stabilization.
6. Infiltration system installation shall be certified by Applicant's P.E. prior to issuance of a certificate of zoning compliance. (condition of approval).
7. ZR Section 17 (Site Plans):
 - 17.2.4 An A-2 Survey (existing conditions), signed and sealed by a L.S., shall be submitted as part of the application.
 - 17.3 GIS data. Final revised plan sets, along with a digital copy of the final plan per this Section, shall be submitted to the Planning Dept. & shall be signed and sealed by P.E. & L.S. (condition of Approval).
 - 17.4.7 Add notes to site plan (map references, site is not in a CAM zone, no inland wetlands/watercourses, flood zone info inc. panel number, public water supply watershed info, etc.).
 - 17.4.8 Revised plan to show size in SF of existing structures and structures within 100-feet of the property.
 - 17.4.9 Revise plan to show any outdoor storage areas or add note to plan that there will be none.
 - 17.4.13 Revise plan to show location (freestanding & building mounted), size, height of any proposed sign on detail sheet. If not shown on plan, a separate zoning permit will be required prior to any installation (condition of approval).
 - 17.4.16 Revise plan to show location and type of all water protection facilities, if any.
 - 17.4.21 Revise plan to show signatures blocks on right hand lower corner on cover sheet.
 - 17.4.25 Revise plan to add notes to address public drinking water supply watershed.
 - 17.6 Submit written narrative addressing compliance with Section 17.6.1 to 17.6.10 (Site Plan Reviewing and Bonding).
8. ZR Section 18 (Off-street parking):
 - 18.8 Add truck turning radius plan sheet.
 - 18.3.14 Clarify parking calculations provided for the industrial use (i.e. number of employees v. floor space).
 - 18.6 Show interior drive dimensions on plan.
 - 18.8.8 Revise plan to show entrance exit signs.
 - 18.8.4 Driveway is 60' wide at curb line. Revise to 55'.
 - 18.8.10 Address restoration of any disturbance in the Town right of way area after construction.
 - 18.10. Show screen dumpster location.

- 18.12. Fire Lanes. Written approval from Fire Marshal Paul Barnes pending.
 - 18.15 Handicapped parking spaces and building approaches shall be provided for in accordance with the provisions of the Building Code of the State of CT. Building Official comments pending.
 - 18.16.2. Add note to plan "All planted and landscaped areas shall be maintained continuously by the owner of the property in accordance with the Montville Zoning Regulations. "
9. ZR Section 19 (Signage). See note 7 above.

STAFF RECOMMENDATION: Pending.