

TOWN OF MONTVILLE
OFFICE OF THE ASST. PLANNER
310 Norwich-New London Turnpike, Uncasville, CT 06382
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MEMORANDUM FOR THE RECORD

July 25, 2023 PZC Meeting
Prepared by *Meredith Badaluca*, Asst. Planner
Dept. of Land Use & Development
on 7/7/2023



Property Address: 669 Route 163, Parcel ID 038-056-000, Oakdale, CT
Application: PZ #23SITE8
Applicant(s): VCP Montville LF, LLC
Property Owner(s): Town of Montville
Attorney: None shown
Engineer: Robert J. Bukowski, P.E., Weston & Sampson Engineers, Inc.
Land Surveyor: Brian C. Franetovich (Application)
Charles G. Gidman, P.L.S (Plan)

Lot Size: 25.5 +/- acres (1,110,780 SF) (Narrative)
29.09 +/- acres (1,267,160 SF) (GIS)
Lot Frontage: 1,051-feet (+/-) on Route 163
Zoning District: GOV - Government
Public Water/Sewer: No.
Wetlands/Watercourses: Yes. IWC Application #23IWC9
Flood Hazard Zone: Project area, no.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: Submitted to Land Use Office 6/7/23, Date of Receipt by PZC 6/27/23, Postponed until 7/25/23 meeting, Decision Required Date (DRD) 8/30/2023.

EXISTING CONDITIONS: The site is developed with the Town of Montville Transfer Station and previously capped landfill, which covers approximately 8 acres.

PROPOSAL: Applicant states "Proposed 600kW AC ground mounted solar array to be installed on the capped town landfill & interconnected to the Eversource grid via a new primary metered service."

STCT DEEP: Applicant states the project requires a State of CT Stormwater Construction General Permit, as well as, a Landfill Disruption Authorization.

BOND: A soil erosion and sediment control bond estimate shall be submitted for review & approval by the Town Engineer.

STAFF COMMENTS: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Town of Montville

Landfill Solar PV Development, 669 Route 163, Montville, CT, Prepared by Weston & Sampson Engineers, Inc., Dated June 6, 2023":

1. Revise Cover Sheet to show "Proposed Solar PV Development, Town of Montville Landfill, 669 Route 163, Oakdale, CT
2. Revise Cover sheet to show address of Land Owner as "310" Norwich-New London Tpke.
3. Revise plan to show Signature Block on cover sheet per Section 17.4.21 of the Town of Montville Zoning Regulations as follows:

Approved by the Planning & Zoning Commission on _____.

Chairman or Secretary of the Commission _____ Date _____

Expiration Date: _____.

Erosion & Sediment Control Plan certified by the affirmative vote of the Commission.

4. Revise Sheet V101 to show lot area in acres & square feet.
5. Revise Surveyor notes on Sheet V101 to add map references and submit original survey.
6. Revise Legend Sheet V101 to state "50'" Wetlands Buffer and on Sheet C501 T2. TEMPORARY STOCKPILE detail note 1.
7. Revise Sheet C101 to show limits of lease area.
8. Revise Sheet V101 to show limits of existing WPCA sewer easement on sheet V101 and reference map.
9. Revise sheet V101 to show plan scale.
10. Revise legend on sheet C101 an "e" is missing in "STRUCTURE".
11. Revise plan to show silt fence in the areas of temporary disturbance for the trench and access road and add detail to Sheet C501.
12. Revise plan to indicate size of project area in square feet on sheet C101 (ZR Section 17.4.8).
13. Revise Sheet C101 to show size of the proposed access road, Equipment Pad and Solar Arrays.
14. Revise Sheet C101 to show any proposed lighting or add note that there is no proposed lighting as part of this application.
15. Revise Sheet C502 TYPICAL CONCRETE EQUIPMENT PAD detail note 7 to state TOWN OF "MONTVILLE."
16. Revise Sheet C101 to show zoning compliance note or table for Government zone district bulk requirements.
17. Revise plan to show 24-hour Emergency Contact sign at the top and bottom of the access road.
18. Revise Sheet C001 "SEEDING AND REVEGETATION PLAN" note 12 to state "as determined by the "Town of Montville Land Use Department."