

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
**Telephone: (860) 848-6779 - Email: [burdick@montville-ct.org](mailto:burdick@montville-ct.org)**

**MEMORANDUM FOR THE RECORD**

July 25, 2023 PZC Meeting  
Prepared by *Liz Burdick*, Director  
on 7/22/23

**Property Address:** 69 Fitch Hill Road and Leffingwell Road (Parcel ID: 002/005/00B),  
Uncasville, CT  
**Application:** PZ #23 SITE 7  
**Applicant(s):** Andrew Petrowski  
**Property Owner(s):** Same as Applicant.  
**Attorney:** N/A.  
**LS/PE:** Ellen Bartlett, P.E., Green Site Design.  
James Bernardo, L.S.  
**Lot Size:** 33.9 acres (1,476,684SF)  
**Lot Frontage:** 251.24  
**Zoning District:** LI (Light Industrial).  
**Public Water/Sewer:** Municipal water (NPU). On-site sanitary system.  
**Wetlands/Watercourses:** Yes.  
**Flood Hazard Zone:** Yes.  
**CAM Zone:** No.  
**Public Water Supply Watershed:** No.  
**Proposed Public Improvements:** Yes. Town of Montville permits required.  
**Legal:** Submitted to Land Use Dept. on 6/5/2023. Date of Receipt 6/27/2023, DRD  
8/30/202, Tabled from the 6/27/2023 meeting.

**PROPOSAL:** Applicant states "an application for multiple warehouse/office space buildings."

**CITY OF NORWICH:** Application referred to Town Clerk per CGS8-7d(f) on 6-6-23. No comments received.

**INLAND WETLANDS COMMISSION:** The Montville Inland Wetlands Commission, June 15, 2023, approved proposed regulated activities associated with the project.

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

**NORWICH PUBLIC UTILITIES:** Yes. See comments received 5-23-23 prepared by Dewberry, Dated 05-22-23. PZC Application/Plans referred 06-06-23. See additional comments received on 07-24-23.

**UNCAS HEALTH DISTRICT:** Referred 6-6-23. See comments from Michael Kirby, Chief Sanitarian, dated 6-12-23 & 7-21-22. Pending final approval.

**TOWN ENGINEER:** See comments of David McKay, P.E., Boundaries, LLC, dated 2/24/23 (initial review IWC), 5/16/23, 6/12/23 & 7/12/23. Further comments pending review of new plans/documents submitted 7/19/23.

**FIRE MARSHAL:** Referred 6-6-23. See comments dated 6-22-23. Additional comments pending.

**BUILDING DEPT.:** Referred 6-6-23 & 6-22-23. Comments dated 6/8/23 & 6/26/23 "N/A."

**WPCA:** See comments dated 6/12/23 & 7/3/23. No further comments pending.

**STCT DOT:** N/A.

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

**STCT DEEP:** Prior to issuance of zoning permit to start any work, evidence of submittal approval for DEEP "General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities" shall be submitted to the Zoning Officer.

Condition of Approval.

**BOND:** Soil Erosion and Sediment Control (SESC) bond estimate submitted in the amount of \$88,495 pending review and approval 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 "A & B Excavation, 69 Fitch Hill Road & Leffingwell Road, Montville, CT, Prepared by Green Site Design, Dated April 2023, Revised to July 12, 2023":

- Show temporary concrete washout and temporary crusher to recycle concrete further from limits of regulated area. Revise plan to show any permanent concrete washout area. Temporary crushing to recycle concrete requires a separate 30-day zoning permit and will be allowed Monday through Friday from 8am to 5 pm and shall be prohibited on holidays.
- Identify use of the basement level of the Phase 1B office building and provide floor plan.
- Show "Phase II" fenced storage area for AB Excavation as "Phase 1A."

**STAFF RECOMMENDATION:** Pending.