

**TOWN OF MONTVILLE
OFFICE OF THE ASST. PLANNER
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779
Email: mbadalucca@montville-ct.org**

MEMORANDUM FOR THE RECORD

August 22, 2023 PZC Meeting
Prepared by *Meredith Badalucca*, Asst. Planner
Dept. of Land Use & Development
on 7/25/2023

Property Address: 958 Route 163, Parcel ID 046-008-000, Oakdale, CT
Application: PZ #23SUB1
Applicant(s): The Nevar Company, Dean Fiske
Property Owner(s): The Nevar Company
Attorney: James Miele, Esq., Miele Law
Engineer: Kevin Solli, P.E., Solli Engineering
Land Surveyor: Robert E Bielert, PLS, DGT Associates (Survey Sheets 1 & 2)
Robert Pryor, LS, Solli Engineering (Subdivision Plan Sheets 1 & 2)
Lot Size: 30.66 +/- acres (1,335,410 SF) (See Property & Topographic Survey)
Lot Frontage: 969.3 feet (+/-) on CT Route 163
Zoning District: R120
Public Water/Sewer: No.
Wetlands/Watercourses: Yes. IWC Application #23IWC10.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: Submitted to Planning Dept. on 7/28/23. Date of Receipt by PZC: 8/22/23. A public hearing for this application shall be held within 65 days on or before 10/25/23. Decision Required Date: 65 days from close of public of public hearing.

EXISTING CONDITIONS: The site is currently developed with a single-family residence and detached garage and associated site improvements. The residence has an existing septic system and on-site well.

PROPOSAL: Applicant states "It is the intent of the Nevar Company to subdivide the subject property into two lots (Lot 1 & Lot 2)."

STAFF COMMENTS: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Proposed 2-Lot Subdivision of 958 Route 163, Montville, Connecticut, prepared for: The Nevar Company, 677 S. Main Street, Cheshire, Connecticut, Prepared by Solli Engineering, 501 Main Street, Monroe, Connecticut 06468, 11 Vanderbilt Avenue, Norwood, Massachusetts 02062, Dated 7/17/23":

Cover Sheet:

- Revise Title to show "Proposed 1-Lot Resubdivision of 958 Route 163 (Parcel ID 046-008-000), Oakdale, CT, July 17, 2023" on cover and all sheets.

- Revise Location Map and USGS Map to reflect subject property as one parcel.
- Revise plan to show accurate Surveyor(s) of Record. Robert E. Bielert, PLS of DGT Associates prepared existing conditions sheets 1-2, but did not sign/seal. Robert P. Pryor, LS signed/sealed subdivision plan sheets 1-2. Cover sheet lists Patrick J. Corless, Jr. of BL Companies as Surveyor of record, but it does not appear he prepared any work on the plan set.
- Revise to add Approval Block as follows:

<p>Approved by the Montville Planning & Zoning Commission on _____.</p> <p>BY: _____.</p> <p>Chairman, Vice Chairman, Secretary</p> <p>Date: _____.</p> <p>Per C.G.S. Section 8-26c, as may be amended, all work in conjunction with the approved resubdivision shall be completed within five (5) years on or before _____.</p> <p>Approval of this resubdivision plan by the Commission shall mean certification of the erosion and sediment control plan.</p>
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- Revise plan "Property Information" to show correct lot area of 30.66-acres (1,335,410SF) and add lot frontage.

Survey Sheets 1 and 2:

- All apparent encroachments shown on the plan shall be addressed through easements, rights to drain and/or shared driveway agreement documents to be filed on the land records with the subdivision mylars. Subdivision plan sheets 2.11/2.12 shall be revised to show *proposed* easements/rights to drain/shared driveway.
- Provide details for Reference Note 5 "such rights as may appear of record", i.e., what rights?

Subdivision Plan Sheet 1.11 and 1.12:

- Revise plan set to include proposed lot and street numbers as approved by the Town Assessor.
- Revise Sheet 1.12 to remove duplicate "General Survey Notes" and duplicate Zoning Compliance Tables.
- Revise plans to show dimensions/square feet of existing structures (concrete slab, foundation, etc. and revise to show approximate locations and size of all existing structures on the abutting properties within 100 feet of the subject property.
- Revise Proposed Lot 2 setbacks on sheets 1.11, 1.12 & 2.12 as follows: front yard setback is at road frontage only, side yard setback is to the north of "Parkos parcel" and behind the four parcels to the southeast.
- Revise setback line to be shown at right angles, not curved.
- Combine zoning compliance table into one table and show all required/provided bulk requirements for each lot.
- Identify foundation and septic tank Sheet 1.12.
- Advise meaning (and remove as needed) of "Ground not visible locations" notes.
- Revise sheet 1.12 to show proposed new single-family residence and associated site improvements at scale 1" = 60'.
- Revise plan to add note showing FEMA FIRM info (panel no., etc.).
- Revise plan sheets to show 50-foot upland review area from edge delineated wetlands. Revise plan to add note stating area in acres & square feet of *delineated* wetlands areas. Revise plan to add note that any activity in the rear (westerly portion of

Proposed Lot 1 requires further wetlands investigation and review & approval by the Montville Wetlands Enforcement Officer and/or Montville Inland Wetlands & Watercourses Commission.

- Revise application form page 1 of 2 to show 1. Correct lot area; 2. Resubdivision Chain of Title; 3. DOT encroachment permit required; and 4. E & S control bond is N/A for this application.
- Revise application form page 2 of 2 to show IWC report & ST CT District II DOT approval is required and bond estimate is not required.
- Revise to include size in square feet of all existing and proposed structures per ZR Section 17.4.8.

Potential Development Plan Sheet 2.11:

- Remove duplicate notes in "General & Site Plan Notes" and Drainage & Utility Notes." Consider moving "Drainage & Utility Notes" 5, 6 & 8 to General & Site Plan Notes."
- Revise General & Site Plans Note 3 to show "(aka CT Route 163)" following 958 Oakdale Road.
- Septic Info. Provide data for existing single-family residence.
- Revise plan sheet to show "Proposed" Lots 1 & 2.
- Revise plan sheet to show 1. "Proposed Lot 1" in its entirety; 2. Show the shared driveway; 3. Show the 7200SF concrete slab at the northeast corner of the site as "existing slab only" to remain and add note that no building may be constructed on the existing slab except in conformity with the setback requirements of the zone or show as "to be removed;" 4. Show existing foundation located to the west of the existing garage as "to be removed" as its location has been made non-conforming by dividing the property; 5. Show new "proposed easements" areas on plans to correct all apparent encroachments issues.
- Revise plan to remove the proposed driveway grading from Proposed Lot 2 onto Proposed Lot 1 or show new driveway location or show proposed easement for grading & drainage in favor of proposed Lot 2 from proposed Lot 1.
- Revise plan to show conceptual footing drain & outlet locations and show conceptual driveway surface. Note any portion of driveways that exceed 10% grade shall be paved.
- SR Sec. 4.3.15. Revise plan to add note block, to be signed by the Applicant and its engineer, that states "Passive solar energy techniques as prescribed by law have been considered in development of this plan."

Soil Erosion & Sediment Control Plan:

- Remove duplicate "General & Site Plan Notes."

Montville Subdivision Regulations:

1. SR Section 3.9 (GIS): Digital Data shall be provided to the Planning Dept. prior to endorsement of the final subdivision plan.
2. Final plan set shall be signed and sealed by P.E, L.S. & Soil Scientist as required prior to final endorsement.