

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
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MEMORANDUM FOR THE RECORD

August 22, 2023 PZC Meeting
Prepared by *Liz Burdick*,
Director of Land Use & Development
on 08/08/2023

Property Address: 958 Route 163 (Parcel ID 046-008-000), Oakdale, CT
Application: PZ #23SUB1
Applicant(s): The Nevar Company
Property Owner(s): The Nevar Company/Dean Fiske
Attorney: James Miele, Miele Law
PE: Kevin Solli, P.E., Solli Engineering
Land Surveyor(s): DGT Associates
Lot Size: 30.66-acres (133,555SF)
Lot Frontage: 969(+/-)-feet of frontage on CT Route 163
Zoning District: R-120 Residential Zone
Public Water/Sewer: No. On-site wells and septic systems.
Wetlands/Watercourses: No proposed regulated activities. IWC report pending.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: N/A. State highway.
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.

PROPOSAL: 2-lot resubdivision to create one new lot for proposed residential lot development.

INLAND WETLANDS COMMISSION: There are no regulated activities proposed as part of this resubdivision, however, there are regulated areas. The application has been referred to the IWC for a report to the PZC.

UNCAS HEALTH DISTRICT: See approval comments dated 6/17/22.

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

CITY OF NEW LONDON WATER: N/A.

ASSISTANT. PLANNER: See comments dated 08/07/2023.

TOWN ENGINEER: N/A.

BUILDING DEPT.: N/A.

WPCA: N/A.

STCT DOT: Encroachment permits required for new driveway for Proposed Lot 2 from ST CT DOT District II.

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

STCT DEEP: N/A.

BOND: N/A.

LAND USE DIRECTOR COMMENTS:

Please be advised of the following comments with regard to my review of the application, supporting documents and a plan entitled "Proposed 2-Lot Subdivision of 958 Route 163, Montville, CT, Prepared for The Nevar Company by Solli Engineering, Dated 7/17/23":

1. The subdivision application is incomplete as submitted. Staff review of the application reveals it to be a resubdivision. The Applicant shall verify that the division of 958 Route 163 to create one new lot is a "resubdivision" v. "subdivision" and shall submit a chain of title letter by a licensed land surveyor certifying one or the other.
2. All Town staff comments shall be addressed.
3. Applicant shall submit review comments from ST CT DOT District II for the proposal for new driveway(s), including sightline.

STAFF RECOMMENDATION: Pending.