

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

**MEMORANDUM FOR THE RECORD**

August 22, 2023 PZC Meeting  
Prepared by *Liz Burdick*, Director  
on 8/22/23

**Property Address:** 669 Route 163 (Oakdale Rd – Parcel ID 038-056-000), CT  
**Application:** PZ #23 SITE 8  
**Applicant(s):** VCP Montville LF, LLC C/O James Cerkanowicz  
**Property Owner(s):** Town of Montville  
**Attorney:** N/A  
**LS/PE:** Weston & Sampson Engineers, Inc.  
**Lot Size:** 29.09 acres (1,267,160SF)  
**Lot Frontage:** 1,051-feet +/- on CT Route 163 (Needs verifying by LS)  
**Zoning District:** Government  
**Public Water/Sewer:** Municipal sewer and well  
**Wetlands/Watercourses:** Yes.  
**Flood Hazard Zone:** Yes.  
**CAM Zone:** No.  
**Public Water Supply Watershed:** No.  
**Proposed Public Improvements:** No.  
**Legal:** Submitted to Land Use Dept. on 6/7/2023. Date of Receipt 6/27/2023, DRD 8/30/202, Tabled from the 7/25/2023 meeting.

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

**INLAND WETLANDS COMMISSION:** Application for regulated activities approved by IWC on 7/20/23.

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

**UNCAS HEALTH DISTRICT:** See comments received 6/12/23 – "No comments."

**TOWN ENGINEER:** See comments dated 7/24/23. Outstanding comments addressed.

**FIRE MARSHAL:** See (verbal) comments dated 6-23-23 – "No comments."

**BUILDING DEPT.:** See comments dated 6/21/23 - "N/A."

**WPCA:** See comments dated 6/12/23 - "No concerns."

**ASST. PLANNER:** See outstanding comments dated 8/22/23.

**STCT DOT:** N/A.

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

**STCT DEEP:** Copy of "Authorization Application for Disruption of a Solid Waste Disposal Area", dated 6/28/23, has been submitted for the record. Final approval required prior to start of work.

**BOND:** A Soil Erosion and Sediment Control (SESC) bond estimate in the amount of \$26,500 has been reviewed and approved by the Town Engineer.

**PLANNER:** The Applicant has addressed the comments in my memo dated 7/24/23

**STAFF RECOMMENDATION:** APPROVE WITH CONDITIONS.

1. The following MOTION is suggested for any favorable approval:

***"I make a MOTION to APPROVE Application 23 SITE 8 – 669 Route 163 (Parcel ID 038-056-000), Oakdale, CT –Applicant: VCP Montville LF, LLC, Owner: Town of Montville, for a 600kw AC ground mounted solar array and associated site improvements in that the application, supporting documents and a plan entitled "Town of Montville Landfill Solar PV Development, 669 Route 163, Montville, CT, Prepared by Weston & Sampson Engineers, Inc., Dated June 6, 2023, Revised to 8/4/23", comply with all applicable sections of the Montville Zoning Regulations, with the following conditions:***

1. Final plan Cover Sheet shall be revised to show "Proposed Solar **Photovoltaic** (PV) Development, Town of Montville Landfill, 669 Route 163, Oakdale, CT."
2. Final plan shall be revised to comply with outstanding comments of the Asst. Town Planner, dated 8/22/23.
3. Erosion and Sediment Controls & Post Construction Maintenance of Vegetation shall be monitored by Weston & Sampson, or other third party, engineers.
4. Prior to issuance of a zoning permit to start work, a soil erosion & sediment control bond shall be posted by the Applicant in the amount of \$26,500 in a form acceptable to the Finance Director.
5. Final revised plan sets, along with a digital copy of the final plan, shall be submitted to the Land Use Dept. & shall be signed and sealed with original signatures by P.E., LS & Soil Scientist as required.
6. 17.3.1 (GIS) Digital data in accordance with this section shall be submitted to the Zoning Officer prior to issuance of a zoning permit to start work.
7. An approved Zoning Permit is required prior to the start of any work.
8. The Zoning Officer must be contacted and a pre-construction meeting shall be held at least 24-hours prior to start of any work. Soil Erosion and Sediment Controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
9. After work has commenced, any substantive changes to the approved site plan require review and approval by the Land Use Director and/or the Planning & Zoning Commission.
10. A final As-Built plan, including finished grades, shall be submitted to the Zoning Officer for review and approval prior to issuance of a certificate of zoning compliance.

2. Should the Commission deny the application, it shall state its reasons on the record.