



August 31, 2023

Ms. Meredith Badalucca
Assistant Planner, Dept. of Land Use & Development
310 Norwich-New London Turnpike
Uncasville, Connecticut 06382
(860) 848-6779

**RE: Resubdivision Application (PZ #23SUB1)
958 Route 163 (Parcel ID: 046-008-000)
Oakdale, Connecticut 06370
Project Number: 22109402**

Dear Ms. Badalucca:

On behalf of the Owner, The Nevar Company, Solli Engineering is pleased to respond to the Planning Department comments provided on July 28th, 2023. A response to each comment is provided in **bold** when applicable.

Cover sheet:

1. 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.

The Cover Sheet has been revised accordingly.

2. Revise Location Map and USGS Map to reflect subject property as one parcel.

The Location Map and USGS Map on the Cover Sheet have been revised accordingly.

3. 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 plans 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.

The Cover Sheet has been revised accordingly.

4. Revise to add Approval Block as follows:

Approved by the Montville Planning & Zoning Commission on _____.
BY: _____
Chairman, Vice Chairman, Secretary
Date: _____

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 _____.

Approval of this resubdivision plan by the Commission shall mean certification of the erosion and sediment control plan.

501 Main Street, Suite 2A
Monroe, CT 06468
Office: (203) 880-5455

11 Vanderbilt Avenue, Suite 240
Norwood, MA 02062
Office: (781) 352-8491

Approval Block has been included on the Cover Sheet (See Sheet 0.00).

5. Revise plan “Property Information” to show correct lot area of 30.66 acres (1,335,410SF) and add lot frontage.

The “Property Information” has been revised to show the correct lot area, and the lot frontage has been added as well (See Sheet 0.00).

Survey Sheets 1 and 2:

6. 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.

Plans have been updated by DGT Associates

7. Provide details for Reference Note 5 “such rights as may appear of record” i.e., what rights?

Plans have been updated by DGT Associates

Subdivision Plan Sheet 1.11 and 1.12:

8. Revise plan set to include proposed lot and street numbers as approved by the Town Assessor.

This will be coordinated with Town Assessor upon approval of resubdivision.

9. Revise Sheet 1.12 to remove duplicate “General Survey Notes” and duplicate Zoning Compliance Tables.

Sheet 1.12 has been revised accordingly.

10. 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.

Sheets 1.11 and 1.12 have been revised accordingly.

11. Revised Proposed Lot 2 setbacks on Sheets 1.11, 1.12, and 2.1 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.

Sheet 1.12, 1.12, and 2.11 have been revised accordingly.

12. Revise setback line to be shown at right angles, not curved.

Plans have been revised accordingly.

13. Combine zoning compliance table into one table and show all required/provided bulk requirements for each lot.

Plans have been revised accordingly.

14. Identify foundation and septic tank Sheet 1.12.

Coordination with the Uncas Health District is ongoing to acquire mapping determining location of existing subsurface sewage disposal structures.

15. Advise meaning (and remove as needed) of “Ground not visible locations” notes.

“Ground not visible location” callout has been removed from the plans.

16. Revise sheet 1.12 to show proposed new single-family residence and associated site improvements at scale 1”=60’.

Sheet 1.12 has been revised to show the limits of potential development and associated improvements.

17. Revise plan to add note showing FEMA FIRM info (panel no., etc.).

A note has been added to the plan.

18. 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.

Plans have been revised accordingly.

19. Revise application form page 1 of 2 to show:
 - a. Correct lot area,
 - b. Resubdivision Chain of Title,
 - c. DOT encroachment permit required, and
 - d. E & S control bond is N/A for this application.

Application has been revised accordingly.

20. 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.

Application has been revised accordingly.

21. Revise to include size in square feet of all existing and proposed structures per ZR Section 17.4.8.

Plans have been revised accordingly.

Potential Development Plan Sheet 2.11:

22. Remove duplicate notes in “General & Site Plans Notes” and” Drainage & Utility Notes”. Consider moving “Drainage & Utility Notes” 5, 6, & 8 to “General & Site Plan Notes”.

Sheet 2.11 has been revised accordingly.

23. Revise General and Site Plans Note 3 to show “(aka CT Route 163)” following 958 Oakdale Road.

General Note #3 on Sheet 2.11 has been revised accordingly.

24. Septic Info. Provide data for existing single-family residence.

Coordination with the Uncas Health District is ongoing to acquire mapping determining location of existing subsurface sewage disposal structures.

25. Revise plan sheet to show “Proposed” Lots 1 & 2.

Plans have been revised accordingly.

26. Revise plan sheet to show:

- a. “Proposed Lot 1” in its entirety,
- b. Show the shared driveway,
- c. 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”,
- d. 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,
- e. Show new “proposed easements” areas on plans to correct all apparent encroachment issues.

Plans have been revised accordingly.

27. 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.

The property line and grades have been adjusted to keep proposed grading off of Lot 1.

28. 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.

A conceptual footing drain and outlet location has been added to Sheet 2.11.

29. 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.”

Required block note has been added to Sheet 2.11.

Soil Erosion & Sediment Control Plan:

30. Remove duplicate “General & Site Plan Notes”.

Duplicate notes have been removed.

Montville Subdivision Regulations:

31. SR Section 3.9 (GIS): Digital Data shall be provided to the Planning Dept. prior to endorsement of the final subdivision plan.

Acknowledged.

32. Final plan set shall be signed and sealed by P.E., L.S., & Soil Scientist as required prior to final endorsement.

Acknowledged.

Please review the above response to comments. If you have any further comments or questions, please provide them at your earliest convenience. We look forward to working with you and the Planning Department to satisfy any outstanding issues.

Sincerely,
Solli Engineering, LLC



Casey J. Burch / Senior Project Manager