

**TOWN OF MONTVILLE**  
**OFFICE OF THE ASST. PLANNER**  
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**MEMORANDUM FOR THE RECORD**

September 26, 2023 PZC Meeting  
Prepared by *Meredith Badalucca*, Asst. Planner  
Dept. of Land Use & Development  
on 9/5/2023

**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 second review of the application, supporting documentation and plan set entitled "Proposed 1-Lot Resubdivision of 958 Route 163 (Parcel ID: 046-008-000), Oakdale, 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, Revised 8/31/23":

Cover Sheet:

- Revise Approval Block, as follows (see highlights):

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.

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 above documents for review.
- 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. This information is to be obtained prior to approval.
- Revise plans to show square feet of existing structures (concrete slab, foundation, etc.)
- Revise double setback line on proposed lot 1.
- Combine zoning compliance table into one table and show all provided bulk requirements for each lot.
- Identify foundation and septic tank Sheet 1.12.
- 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 (has typo) Inland Wetlands & Watercourses Commission.

Potential Development Plan Sheet 2.11:

- Septic Info. Provide data for existing single-family residence.
- Revise plan sheet to show 1. "Proposed Lot 1" in its entirety; 2. Show the shared driveway; 3. 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.

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.