



September 13, 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 September 5th, 2023. A response to each comment is provided in **bold** when applicable.

Cover sheet:

- ✓ 1. Revise Approval Block as follows (see highlights):

Completed

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.

The Cover Sheet has been revised accordingly.

Survey Sheets 1 and 2:

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. *Show driveway easement on Lot 1 to mostway property, and right to drain from mostway to proposed Lot 2 on plan. Also*
No proposed easements are required as part of this resubdivision. Provide a copy of legal documents for said easements/right to drain.
3. Provide details for Reference Note 5 "such rights as may appear of record" i.e., what rights? *Land Use Dept. to verify w/ Town engineer.*
The "Together with & Subject to such rights as may appear of record" note is a standard disclaimer. Without bringing the research back to the beginning of time, there may be "rights" associated with

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the property (or more likely the parent parcel) that only a historical search of the land records would reveal. "Rights to use the Spring by the old oak tree on farmer Jones land", "rights to graze sheep on the east pasture" or "rights to use the path leading from the Smith property to the river" are some hypothetical examples. These rights are often very vague and not plottable.

Subdivision Plan Sheet 1.11 and 1.12:

4. 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.

The proposed lot and street numbers were provided by the Town Clerk. We have included 5 copies of the document that was sent to us. Please let us know we need to include these addresses on our final resubdivision plans. *Assessor (per Casey Lucy Beit)*
Yes, please provide on plans.

5. Revise plans to show square feet of existing structures (concrete slab, foundation, etc.).

All existing structures on- and off-site have been given dimensions and the total square-footage have been provided for each (See Sheets 1.11 & 1.12).

6. Revise double setback line on proposed lot 1. *-corrected, lot 2 rear setback removed on sheet 1.11 and rear side setback of lot 2 removed on sheet 1.12*
The plans have been revised to include only one (1) front yard setback (See Sheet 1.11 & 1.12).

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

We provided the zoning compliance table as one table in our last submission. We have reorganized the table to be clearer (See Sheet 1.11).

8. Identify foundation and septic tank Sheet 1.12.

Verified w/ uncas Health
We have coordinated with the Health Department and there appears to be no record of a septic tank on this property. We have also consulted with the owner of the property, and they have confirmed that the only structure included in the subsurface sanitary system is a cesspool located to the west of the house. The cesspool has been identified on the 1.12 and 2.11.

9. Revise plan to add note that any activity in the rear (westerly) portion of the 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.

Sheet 1.11 has been revised accordingly.

Potential Development Plan Sheet 2.11:

10. Septic info. Provide data for existing single-family residence.

Add note on sheet 1.11 to include note regarding concrete slab as done on sheet 2.11
We have coordinated with the Health Department and there appears to be no record of the septic system and associated piping on this property. We have also consulted with the owner of the property, and they have confirmed that the only structure included in the subsurface sanitary system is a cesspool located to the west of the house. The cesspool has been identified on the 2.11.

11. Revise plan sheet to show

- a. "Proposed Lot 1" in its entirety.

The Potential Development Plan has been designed to show detail of the proposed work at a scale of 1" = 30'. To provide a scale to include the entirety of Lot 1 would diminish the detail of the proposed development depicted. The Potential Development Plan includes a Key Map that shows the property lines of both Lot 1 and Lot 2 in its entirety. Lot 1 can be seen in its entirety on Sheets 1.11 and 1.12.

- b. Show the shared driveway.

The shared driveway to the north has been called out on the plan. We have moved the septic notes to show more of the driveway on this plan.

- c. Show new "proposed easements" areas on plans to correct all apparent encroachment issues.

The plan has been revised to show no encroachments; easements will not be required (See Sheet 2.11).

12. 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 plan has been revised to show no grading from Proposed Lot 2 onto Proposed Lot 1; an easement will not be required.

Montville Subdivision Regulations:

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

Solli will provide digital data of all resubdivision material prior to endorsement.

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

Final plans will be signed and sealed by all consultants prior to final endorsement.

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