



September 18, 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 15th, 2023. A response to each comment is provided in **bold** when applicable.

Cover sheet:

1. 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.

Solli Response 09/13/23: The Cover Sheet has been revised accordingly.

Additional Town Comment 09/15/23: None

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.

Solli Response 09/13/23: No proposed easements are required as part of this resubdivision.

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

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

Town Comment 09/15/23: Show driveway easement on Lot 1 to Mostov(?) property, and right to drain from Mostov to Proposed Lot 2 on plan. Also provide a copy of legal documents for said easements/right to drain.

Solli Response 09/18/23: A driveway easement and drainage easements have been included on Sheet 1.11. We have coordinated with the Applicant's land use attorney to start the drafting of the appropriate legal documents, and will provide said documents to the Town upon receipt.

3. Provide details for Reference Note 5 "such rights as may appear of record" i.e., what rights?

DGT Response 09/13/23: 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 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.

Additional Town Comment 09/15/23: Land Use Department to verify with Town Engineer.

Solli Response 09/18/23: Solli and DGT will wait for Town Engineer comment.

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.

Solli Response 09/13/23: The proposed lot and street numbers were provided by the Town Assessor. 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.

Additional Town Comment 09/15/23: Yes, please provide on plans.

Solli Response 09/18/23: We have revised the resubdivision plans to provide the new addresses on the plans.

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

Solli Response 09/13/23: 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).

Additional Town Comment 09/15/23: None

6. Revise double setback line on proposed lot 1.

Solli Response 09/13/23: The plans have been revised to include only one (1) front yard setback (See Sheet 1.11 & 1.12).

Additional Town Comment 09/15/23: Corrected, Lot 2 rear setback removed on Sheet 1.11 and rear & side setback of Lot 2 removed on Sheet 1.12.

Solli Response 09/18/23: The plans have been revised to show the missing rear and side setbacks.

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

Solli Response 09/13/23: 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).

Additional Town Comment 09/15/23: None

8. Identify foundation and septic tank Sheet 1.12.

Solli Response 09/13/23: 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.

Additional Town Comment 09/15/23: Verified with Uncas Health.

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.

Solli Response 09/13/23: Sheet 1.11 has been revised accordingly.

Additional Town Comment 09/15/23: Add note on Sheet 1.11 to include note regarding concrete slab as done on Sheet 2.11

Solli Response 09/18/23: Sheet 1.11 has been revised to include the same note regarding the concrete slab that is on Sheet 2.11.

Potential Development Plan Sheet 2.11:

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

Solli Response 09/13/23: 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.

Additional Town Comment 09/15/23: None

11. Revise plan sheet to show

- a. “Proposed Lot 1” in its entirety.

Solli Response 09/13/23: 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 Lot1 and Lot 2 in its entirety. Lot 1 can be seen in its entirety on Sheets 1.11 and 1.12.

Additional Town Comment 09/15/23: None

- b. Show the shared driveway.

Solli Response 09/13/23: 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.

Additional Town Comment 09/15/23: See Note 2 above.

Solli Response 09/18/23: Sheet 2.11 has been updated to include a proposed driveway easement.

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

Solli Response 09/13/23: The plan has been revised to show no encroachments; easements will not be required (See Sheet 2.11).

Additional Town Comment 09/15/23: See Note 2 above.

Solli Response 9/18/23: Sheet 2.11 has been revised to include a proposed driveway and drainage easements.

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.

Solli Response 09/13/23: The plan has been revised to show no grading from Proposed Lot 2 onto Proposed Lot 1; an easement will not be required.

Additional Town Comment 09/15/23: None

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 Response 09/13/23: Solli will provide digital data of all resubdivision material prior to endorsement.

Additional Town Comment 09/15/23: None

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

Solli Response 09/13/23: Final plans will be signed and sealed by all consultants prior to final endorsement.

Additional Town Comment 09/15/23: None

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

A handwritten signature in blue ink, appearing to read "C. Burch", is positioned above the printed name.

Casey J. Burch / Senior Project Manager