

**TOWN OF MONTVILLE
OFFICE OF THE ASST. PLANNER
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779
Email: mbadalucca@montville-ct.org**

MEMORANDUM FOR THE RECORD

September 26, 2023 PZC Meeting
Prepared by *Meredith Badalucca*, Asst. Planner
Dept. of Land Use & Development
on 9/19/2023

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 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 9/12/23":

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.

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.

Please provide required legal documents.

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.

Please indicate Parcel ID#'s on plan as well.

Potential Development Plan Sheet 2.11:

- 11b. 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.

See Note 2 above

11c. 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.

See Note 2 above

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

Conditions of Approval

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

Conditions of Approval

LAND USE DIRECTOR COMMENTS

2. *Outstanding* - All comments of the Asst. Planner dated 9/19/23 shall be addressed.
3. *Outstanding* - Applicant shall submit review comments from ST CT DOT District II for the proposal for new driveway(s), including sightline.