

**TOWN OF MONTVILLE**  
**OFFICE OF THE ASST. PLANNER**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
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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 9/22/2023

**Property Address:** Old Colchester Road, Parcel ID 037-006-000, Oakdale, CT  
**Application:** PZ #23SUB2  
**Applicant(s):** Watch Hill Builders, LLC  
**Property Owner(s):** Watch Hill Builders, LLC  
**Attorney:** Harry Heller, Esq., Heller, Heller & McCoy  
**Engineer:** Wes Wentworth, PE, Wentworth Civil Engineers, LLC  
**Land Surveyor:** Michael J. Bennett, R.L.S., Bennett & Smilas Associates, Inc.  
**Lot Size:** 25.761 acres (1,122,148 SF)  
**Lot Frontage:** 946 feet (+/-) on Old Colchester Road  
**Zoning District:** R120  
**Public Water/Sewer:** No.  
**Wetlands/Watercourses:** Yes. IWC Application #23IWC11  
**Flood Hazard Zone:** No.  
**CAM Zone:** No.  
**Public Water Supply Watershed:** No.  
**Proposed Public Improvements:** Yes.  
**Legal:** *Submitted to Land Use Office 8/4/23, Date of Receipt by PZC 8/22/23, Decision Required Date (DRD) 10/25/2023.*

**PROPOSAL:** 6-lot subdivision of a 25 +/- parcel of land for residential lot development.

**STAFF COMMENTS:** Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Pine Grove Subdivision Prepared for D'Amato Brothers Builders, Montville, Connecticut, Sheets 1 to 8, Prepared by Bennett & Smilas Associates, Inc., Dated 07/28/2023":

1. Revise cover sheet plan title to add "Parcel ID: 037-006-000" under "Old Colchester Road" and add "Oakdale (Montville), Connecticut."
2. Remove notes from Cover sheet, as well as Sheet 4, Sheet 7 & Sheet 8.
3. Revise Zoning Compliance Table to list required and proposed bulk requirements for each lot.
4. Revise Note 4 on all sheets to show parcel id (v. map/lot).
5. Relocate approval block to cover sheet & record subdivision plan and delete from sheet 2 survey.
6. Signature Block – Relocate "Passive Solar Energy" statement to notes and revise 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.

7. Revise Sheet 3 to show proposed "Parcel IDs" (v. Map/Lot).
8. Add note Sheets 4, 5 & 6 - Clearing limits on all lots shall be staked out by a Licensed Land Surveyor prior to the start of work for individual lot development.
9. Wetlands placards shall be placed by a Licensed Land Surveyor at the 50' URA on each lot. Add note to Sheets 4, 5 & 6 that no activities shall commence within regulated uplands/wetlands areas without prior approval of the Montville Inland Wetlands Commission.
10. Add note – All improvements shown herein are conceptual and development of individual lots require individual site plans prepared by a Licensed Land Surveyor and/or Professional Engineer.
11. More clearly define easement area for common driveway access & utilities.
12. Revise plan sheets 5 and 6 to add note "All common driveways shall be constructed and maintained in accordance with Section 130D (Common Driveways) per the 2018 Town of Montville Road Standards and Improvement Details.
13. Proposed iron pins shall be certified as set by LS prior to endorsement of final plan.
14. SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Dept. Prior to endorsement of the final subdivision plan.