

**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 9/25/2023

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 all of my comments have been addressed 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 9/21/23":