

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
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MEMORANDUM FOR THE RECORD

September 26, 2023 PZC Meeting

Prepared by *Liz Burdick*,

Director of Land Use & Development
on 09/24/2023

Property Address: 958 Route 163 (Parcel ID 046-008-000), Oakdale, CT
Application: PZ #23SUB1
Applicant(s): The Nevar Company
Property Owner(s): The Nevar Company/Dean Fiske
Attorney: James Miele, Miele Law
PE: Kevin Solli, P.E., Solli Engineering
Land Surveyor(s): DGT Associates
Lot Size: 30.66-acres (133,555SF)
Lot Frontage: 969(+/-)-feet of frontage on CT Route 163
Zoning District: R-120 Residential Zone
Public Water/Sewer: No. On-site wells and septic systems.
Wetlands/Watercourses: No proposed regulated activities. IWC report pending.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: N/A. State highway.
Legal: Submitted to Planning Dept. on 7/28/23. Date of Receipt by PZC: 8/22/23. Public Hearing scheduled for 09/26/23. PH shall close by 10/30/23. Decision Required Date: 65 days from close of public of public hearing.

PROPOSAL: 1-lot resubdivision to create one new lot for proposed residential lot development.

INLAND WETLANDS COMMISSION: There are no regulated activities proposed as part of this resubdivision, however, there are regulated areas. The IWC, at its 8/17/23 regular meeting, forwarded a favorable report for the resubdivision to the PZC.

UNCAS HEALTH DISTRICT: See comments dated 9/06/23. All comments addressed.

STATE OF CT DEPT. OF HEALTH: N/A.

CITY OF NEW LONDON WATER: N/A.

ASSISTANT. PLANNER: See comments dated 9/25/23. All comments addressed.

TOWN ENGINEER: N/A.

BUILDING DEPT.: N/A.

WPCA: N/A.

STCT DOT: Encroachment permits required for new driveway for Proposed Lot 2 from ST CT DOT District II. Applicant shall submit review comments from ST CT DOT District II for the proposal for new driveway(s), including sightline.

OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA): N/A.

STCT DEEP: N/A.

BOND: N/A.

LAND USE DIRECTOR COMMENTS:

Please be advised of the following comments with regard to my review of the application, supporting documents and a plan entitled "Proposed 2-Lot Subdivision of 958 Route 163, Montville, CT, Prepared for The Nevar Company by Solli Engineering, dated 7/17/23, Revised to 9/21/23":

1. *Outstanding* - Applicant shall submit review comments from ST CT DOT District II for the proposal for new driveway(s), including sightline.
2. *Outstanding* - Proposed access and drainage easements documents submitted on 9/22/23 need review/approval by the Town Attorney and the Mostoways and/or their attorney.

STAFF RECOMMENDATION: Continue the hearing to address the above-referenced outstanding comments.