

**TOWN OF MONTVILLE**  
**OFFICE OF THE LAND USE & DEVELOPMENT**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
**Telephone: (860) 848-6779**  
**Email: [lburdick@montville-ct.org](mailto:lburdick@montville-ct.org)**

**MEMORANDUM FOR THE RECORD**  
September 26, 2023 PZC Meeting  
Prepared by *Liz Burdick*, Director  
Dept. of Land Use & Development  
on 9/21/2023

**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, P.E., 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.*

**EXISTING CONDITIONS:**

**PROPOSAL:** Subdivision of 25.671-acres of land for 6 proposed residential building lots.

**INLAND WETLANDS COMMISSION:** IWC Application #23IWC11 – 8/21/23 Favorable Report to PZC for subdivision. No regulated activities proposed.

**UNCAS HEALTH DISTRICT:** UHD comments dated 8/17/23 state “1. All six lots meet the minimum requirements for subsurface sewage disposal. 2. The septic system for Lot 2 must be designed by a professional engineer. 3. The other 5 lots will require a detailed site plan by a professional engineer or licensed surveyor. 4. All lots will require additional testing prior to the review and approval of individual site plans.”

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

**TOWN ENGINEER:** See comments dated 8/25/23.

**ASST. PLANNER:** See comments dated 9/25/23. Addressed.

**DPW:** See comments dated 8/21/23. Addressed.

**BUILDING DEPT.:** N/A.

**FIRE MARSHAL:** N/A.

**STCT DOT:** N/A.

**BOND:** N/A.

**STAFF COMMENTS:** Please be advised the following plan entitled "Pine Grove Subdivision Prepared for D'Amato Brothers Builders, Montville, Connecticut, prepared by Bennett & Smilas Associates, Inc., Dated 07/28/2023, Revised to 9/25/23" addresses all of my previous comments.

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS.**

*The following MOTION is suggested for any favorable approval:*

**I make a MOTION to APPROVE Application PZ # 23 SUB 2 – Old Colchester Road (Parcel ID 037-006-000), Oakdale, CT – Owner/Applicant: Watch Hill Builders, LLC for a proposed 6-Lot Subdivision in that the application, supporting documentation and plan entitled: "Pine Grove Subdivision Prepared for D'Amato Brothers Builders, Montville, Connecticut, prepared by Bennett & Smilas Associates, Inc., Dated 07/28/2023, Revised to 9/25/23" comply with the Town of Montville Zoning & Subdivision Regulations and Road Standards with the following conditions:**

1. Any outstanding comments of the Town Engineer shall be addressed prior to endorsement of final subdivision plan.
2. LS shall certify proposed iron pins as set and street line monuments at the extreme ends of the subdivision on Old Colchester Road as set prior to endorsement of final plan.
2. Wetlands placards shall be placed by a Licensed Land Surveyor at the 50' URA on each lot.
3. The Montville Dept. of Public Works Director shall be notified prior to any work within the Town right of way.
2. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Planning Dept. prior to endorsement of the final subdivision plan.
3. Quit Claim Deeds for road widening strips submitted as part of this subdivision application shall be reviewed/approval by the Town Attorney prior to endorsement of the final subdivision plan.
4. Final plan shall be signed & sealed by Licensed L.S. & P.E. and Certified Soil Scientist.

- Should the Commission deny an application, it shall state the reasons for the record.