

**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

October 24, 2023 PZC Meeting
Prepared by *Meredith Badaluca*, Asst. Planner
Dept. of Land Use & Development
on 10/06/2023

Property Address: 145 Moxley Road, Parcel ID: 009-022-000, Uncasville, CT
Application: PZ #23SUB3
Applicant/Property Owner: Sunmar/RAF Builders, LLC
Attorney: None listed
Engineer: Richard Deschamps, L.S., Advanced Surveys, LLC
Land Surveyor: Richard Deschamps, L.S., Advanced Surveys, LLC
Lot Size: 2.30 acres (100,195 +/- SF)
Lot Frontage: 400 feet (+/-) on Moxley Road
Zoning District: R40
Public Water/Sewer: No.
Wetlands/Watercourses: Yes. IWC Application #23IWC14
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes.
Legal: Submitted to Land Use Office 10/4/23, Date of Receipt by PZC 10/24/23, Decision Required Date (DRD) 12/27/2023.

PROPOSAL: 2-lot subdivision of a 2.28 acre 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 "Subdivision Plan Prepared for Sunmar/RAF Builders, LLC, #145 Moxley Road, Montville, CT, Dated 6/22/23":

1. Provide cover sheet which shall include, plan title, location map, zoning compliance table, owner and applicant information and signature block.
2. Revise 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 subdivision shall be completed within five (5) years on or before _____. Approval of this subdivision plan by the Commission shall mean certification of the erosion and sediment control plan.

3. Revise plan title to add "2 lot" in front of Subdivision Plan, "Parcel ID: 009-022-000" under "145 Moxley Road" and add "Uncasville (Montville), Connecticut."
4. Provide existing conditions sheet.
5. Show "Proposed Lot #22" (v. "Existing Lot 22"). Revise plan to show Parcel IDs assigned by the Montville Assessor for proposed lots.
6. Revise plan to show hammerheads turnarounds on driveways and show proposed driveway surface.
7. Revise plan to show "Prop. Lot 22" and "Prop. Lot 22-1" under MLLS Calcs & Design.
8. Revise plan to state "Proposed Underground Utilities" vs. "Proposed Utilities".
9. Revise Note 3 to show "Parcel Id: 009-022-000".
10. Certified soil scientist referenced in Note 3 shall sign final plan.
11. Delete duplicate Note 13.
12. Add Note 13 as follows: Development of proposed Lot 22 may require additional review and approval by the Montville Inland Wetlands Commission.
13. Revise plan to show locations of required wetlands placards identifying limits of regulated upland review area.
14. Revise Note 14 to state "An Erosion and Sediment Control Bond in an amount to be determined by the Montville Land Use Dept. must be posted prior to issuance of zoning permits for individual lot development.
15. Revise note 16, insert "prepared by a L.S. and/or P.E. shall" and remove "may" after individual site development plans.
16. Add Note 18 as follows: Proposed driveway aprons shall require a permit from the Montville Dept. of Public Works.
17. Add note 19 as follows: Clearing limits on all lots shall be staked out by a Licensed Land Surveyor prior to the start of work for individual lot development.