

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

October 24, 2023, 2023 PZC Meeting
Prepared by *Liz Burdick*,
Director of Land Use & Development
on 10/13/2023

Property Address: 145 Moxley Road (Parcel ID 046-008-000), Oakdale, CT
Application: PZ #23SUB3
Applicant(s): Sunmar/RAF Builders, LLC (Richard Franklin)
Property Owner(s): Sunmar/RAF Builders, LLC (Richard Franklin)
Attorney: N/A.
PE: None shown on plan. Final plan shall be signed/sealed by
Licensed P.E.
Land Surveyor(s): Richard Deschamps, L.S., Advanced Surveys, LLC
Lot Size: 2.30-acres (100,195SF)
Lot Frontage: 403-feet on Moxley Road Town road.
Zoning District: R-40 Residential Zone
Public Water/Sewer: No. On-site wells and septic systems.
Wetlands/Watercourses: Regulated areas present. No proposed regulated activities
as part of this subdivision. IWC report pending.
Flood Hazard Zone: No. FEMA info shall be added
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. 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.

PROPOSAL: 2-lot resubdivision to create two new lots for residential lot development.
Proposed lots range in size from .92-acres (40,044SF) to 1.31-acres (57,107SF) and
proposes to convey 3044SF of land to the Town for road purposes.

INLAND WETLANDS COMMISSION: There are no regulated activities proposed as part of
this resubdivision, however, there are regulated areas. The application has been referred
to the IWC for its 10/19/23 regular meeting for a report to the PZC.

UNCAS HEALTH DISTRICT: See approval comments dated 6/17/22.

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

CITY OF NEW LONDON WATER: N/A.

ASSISTANT. PLANNER: See comments dated 10/06/23.

TOWN ENGINEER: N/A.

DPW: Referred 10/11/23. Return comments pending.

BUILDING DEPT.: N/A.

WPCA: N/A.

STCT DOT:

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 "Subdivision Plan Prepared for Sunmar/RAF Builders, LLC, #145 Moxley Road, Montville, CT, Prepared by Advanced Surveys, LLC, Dated 6/22/23":

1. Outstanding comments of the Assistant Planner shall be addressed.
2. Conditions of any favorable approval at this time:
 - LS shall certify proposed iron pins as set and street line monuments at the extreme ends of the subdivision on Moxley Road as set prior to endorsement of final plan.
 - Wetlands placards shall be placed by a Licensed Land Surveyor at the 50' URA on proposed Lot 22.
 - The Montville Dept. of Public Works Director shall be notified prior to any work within the Town right of way.
 - Per SR Section 3.9 (GIS): Digital Data shall be provided to the Planning Dept. prior to endorsement of the final subdivision plan.
 - Quit Claim Deeds for road widening strips shall be for review & approval by the Town Attorney prior to endorsement of the final subdivision plan.
 - Final plan shall be signed & sealed by Licensed L.S. & P.E. and Certified Soil Scientist.

STAFF RECOMMENDATION: Pending.