

TOWN OF MONTVILLE
OFFICE OF THE ASST. PLANNER
310 Norwich-New London Turnpike, Uncasville, CT 06382
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MEMORANDUM FOR THE RECORD

October 24, 2023 PZC Meeting
Prepared by *Meredith Badaluca*, Asst. Planner
Dept. of Land Use & Development
on 10/18/2023

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 that all of my comments dated October 6, 2023, 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, Revised 10/16/23", have been addressed.