

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 10/23/2023

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: N/A.
Land Surveyor(s): Richard Deschamps, L.S., Advanced Surveys, LLC
Certified Soil Scientist:
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: No proposed regulated activities. IWC favorable report sent 10/19/23.
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. 10/4/23. Date of Receipt by PZC: 10/24/23. Decision Required Date: 12/27/23.

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 3,044SF of land to the Town for road purposes.

INLAND WETLANDS COMMISSION: The Montville IWC, at its 10/19/23 regular meeting, forward a favorable report for the subdivision to the PZC.

UNCAS HEALTH DISTRICT: See approval comments dated 10/12/23 & 10/23/23.

ASSISTANT. PLANNER: 10/18/23 - All comments addressed.

DPW: Referred 10/11/23. No return comments,

TOWN ENGINEER: N/A.

BUILDING DEPT.: N/A.

WPCA: N/A.

STCT DOT:

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

STCT DEEP: N/A.

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

CITY OF NEW LONDON WATER: N/A.

BOND: N/A.

LAND USE DIRECTOR COMMENTS: All staff comments have been addressed.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS.

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

"I make a MOTION to APPROVE Application 23SUB3 – 145 Moxley Road (Parcel ID 009-022-000), Uncasville, CT – Applicant/Property Owner: Sunmar/RAF Builders, LLC for a 2-Lot Subdivision. in that 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, revised to 10/16/23" comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations, with the following conditions:

1. **Revise plan to delete "IWC approval" and duplicate "date of completion" blocks on both sheets.**
1. **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.**
2. **Wetlands placards shall be placed by a Licensed Land Surveyor at the 50' URA on proposed Lot 22.**
3. **The Montville Dept. of Public Works Director shall be notified prior to any work within the Town right of way.**
4. **Per SR Section 3.9 (GIS): Digital Data shall be provided to the Planning Dept. prior to endorsement of the final subdivision plan.**
5. **Quit Claim Deeds for road widening strips shall be submitted to the Land Use Dept. for review & approval by the Town Attorney and/or Director of Land Use prior to endorsement of the final subdivision plan.**
6. **Final plan shall be signed & sealed by Licensed L.S. & Certified Soil Scientist.**

- Should the Commission vote to deny the application, it shall state its reasons on the record.