

**TOWN OF MONTVILLE**  
**OFFICE OF THE PLANNING DIRECTOR**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
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**MEMORANDUM FOR THE RECORD**

November 14, 2023 PZC Meeting

Prepared by *Liz Burdick*,

Director of Land Use & Development  
on 11/14/2023

**Property Address:** 958 Route 163 (Parcel ID 046-008-000), Oakdale, CT  
**Application:** PZ #23SUB1  
**Applicant(s):** The Nevar Company  
**Property Owner(s):** The Nevar Company/Dean Fiske  
**Attorney:** James Miele, Miele Law  
**PE:** Kevin Solli, P.E., Solli Engineering  
**Land Surveyor(s):** DGT Associates  
**Lot Size:** 30.66-acres (133,555SF)  
**Lot Frontage:** 969(+/-)-feet of frontage on CT Route 163  
**Zoning District:** R-120 Residential Zone  
**Public Water/Sewer:** No. On-site wells and septic systems.  
**Wetlands/Watercourses:** No proposed regulated activities. IWC report pending.  
**Flood Hazard Zone:** No.  
**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. Public Hearing scheduled for 09/26/23. Original PH close date 10/30/23. Hearing continued from 10/24/23 to 11/14/23 with 16-day extension of time granted to PZC. New PH close date 11/14/23. Decision Required Date: 65 days from close of public of public hearing.

**PROPOSAL:** 1-lot resubdivision to create one new lot for proposed residential lot development.

**INLAND WETLANDS COMMISSION:** There are no regulated activities proposed as part of this resubdivision, however, there are regulated areas. The IWC, at its 8/17/23 regular meeting, forwarded a favorable report for the resubdivision to the PZC.

**UNCAS HEALTH DISTRICT:** See comments dated 9/06/23. All comments addressed.

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

**CITY OF NEW LONDON WATER:** N/A.

**ASSISTANT. PLANNER:** See comments dated 9/25/23. One comment outstanding – see below.

**TOWN ENGINEER:** Plan revised to 11/6/23, received 11/13/23 referred to Town Engineer for review & comment on new proposed grading.

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

**WPCA:** N/A.

**STCT DOT:** Encroachment permits required for new driveway for Proposed Lot 2 from ST CT DOT District II and grading in State right of way. Original plan denied by DOT on 10/24/23 for sightline reasons. Plan revised to 11/6/23 was referred to DOT by the Applicant on 11/9/23 and is under review. Comments pending.

**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 "Proposed 2-Lot Subdivision of 958 Route 163, Montville, CT, Prepared for The Nevar Company by Solli Engineering, dated 7/17/23, Revised to 11/6/23":

1. *Outstanding* – Revised plan review comments from DOT pending.
2. *Outstanding* – Revised plan review comments regarding site grading by Town Engineer.
3. *Outstanding* - Proposed new conservation, drainage, driveway, grading and sightline easement documents received on 11/13/23 require review/approval by the Town Attorney.

**STAFF RECOMMENDATION:** Continue the hearing to 12/12/23 to address the above-referenced outstanding comments and provide adequate time for public review of revised plans/documents. The Applicant, on 11/14/23, has granted a written extension of time to close the public hearing in order for the hearing to be continued.