

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

December 12, 2023 PZC Meeting

Prepared by *Liz Burdick*,

Director of Land Use & Development
on 12/12/23

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 7/26/23. 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. Hearing continued to 12/12/23 with 28-day extension granted to Commission. PH must close by 12/12/23. 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 9/26/23. All comments addressed.

TOWN ENGINEER: See comments dated 12/5/23. All comments addressed.

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. Plans revised to 11/6/23 were referred to DOT by the Applicant on 11/9/23. Per Gary Brigham of DOT, the work in the State Right of way is approved pending filing of sightline easement.

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 12/04/23": 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 PZ #23 SUB 1 – 958 Route 163 (Parcel ID 046-008-000), Oakdale, CT – Owner/Applicant: The Nevar Company / Dean Fiske for a proposed 2-Lot Resubdivision in that the application, supporting documentation and 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 12/04/23 in that the application, plans and supporting documents comply with the Town of Montville Zoning & Subdivision Regulations and Road Standards with the following conditions:

- 1. Final plans shall be signed & sealed by Licensed L.S. & P.E. and Certified Soil Scientist.**
- 2. Final approval letter from State of CT DOT shall be submitted prior to the filing of the subdivision mylars plans.**
- 3. All executed easement documents shall be filed on the Land Records with the subdivision mylar plans, after final approval by the Town Attorney.**
- 4. LS shall certify proposed iron pins as set and street line monuments at the extreme ends of the subdivision on Route 163 as set prior to endorsement of final plan.**
- 5. Wetlands placards shall be placed by a Licensed Land Surveyor at the 50' URA on proposed Lot 2 (to be known as 950 Route 163).**
- 6. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Planning Dept. prior to endorsement of the final subdivision plan.**

Should the Commission deny an application, it shall state the reasons for the record.