

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
**Telephone: (860) 848-6779 - Email: mbadalucca@montville-ct.org**

**MEMORANDUM FOR THE RECORD**

February 27, 2024 PZC Meeting  
Prepared by Meredith Badalucca, Asst. Planner  
on February 9, 2024

**Property Address:** 26 Platoz Drive (Parcel ID: 033-017-00K), Uncasville, CT.  
**Application:** 24 SITE 2  
**Applicant(s):** Artemis G. Mandes  
**Property Owner(s):** Same as Applicant.  
**Attorney:** Paul M. Geraghty, Esq., Geraghty & Bonnano, LLC  
**LS/PE:** Timothy May, PE, May Engineering, LLC  
Brian Florek, LS, Florek Surveying, LLC  
**Lot Size:** 23,253SF (0.53-acres).  
**Lot Frontage:** 162.69-feet on Platoz Drive.  
**Zoning District:** R-20-M residential district.  
**Public Water/Sewer:** Municipal sewer/on-site individual well.  
**Wetlands/Watercourses:** No.  
**Flood Hazard Zone:** No.  
**CAM Zone:** No.  
**Public Water Supply Watershed:** No.  
**Proposed Public Improvements:** No.  
**Legal:** Submitted to Land Use Dept. on 2/7/24. Date of Receipt by PZC - 2/27/24.  
Decision Required Date – 5/2/24.

**PROPOSAL:** Construct a 4-unit apartment building, parking lot and dumpster pad. Access will be via an easement through 36 Platoz Drive.

**UNCAS HEALTH DISTRICT:** Referred 2/14/24

**TOWN ENGINEER:** Referred 2/14/24

**FIRE MARSHAL:** Referred 2/14/24

**BUILDING DEPT.:** Referred 2/14/24

**Public Works Dept.:** Referred 2/14/24

**WPCA:** Referred 2/14/24

**BOND:** Soil Erosion and Sediment Control (SESC) bond estimate shall be submitted for review & approval by the Town Engineer.

**SITE WALK:** Completed on February 12, 2024 by Asst. Planner, Meredith Badalucca and Zoning Officer, Stacy Radford.

**ASST. PLANNER:** Please be advised of the following comments with regard to my review of the application, supporting documents and a plan entitled "Mandes Multi-Family Home, 26 Platoz Drive, Montville, CT, Owner/Applicant Artemis G. Mandes, Prepared by May Engineering, Dated: December 30, 2023":

**Application:**

1. Project address has a typo, should be "Platoz".
2. Zoning District shall state R-20M.
3. Lot Size shall state 23,253 SF.

4. Total acres shall state 0.53.
5. Erosion and sediment control bond estimate shall be submitted for review and approval by the Town Engineer.

**Development Summary:**

6. Incorrect street address is indicated in title.
7. Paragraph 1, last sentence states: "Access will be provided through the applicant's adjacent property and a permanent easement is being provided with maintenance obligations." The adjacent property is not owned by the applicant of 26 Platoz Drive.
8. States: "4.11.5.1 Service by public water and sewer". This site does not have public water as required by this section.
9. States: "4.11.5.2 The building full dimension on a street." This section states "Buildings shall be so grouped that each facade shall face its full dimension upon a street" The building's façade is not facing the street.
10. 4.11.5.6 A minimum of 2,325.3 square feet of open space is required (10%). 3,500 square feet is provided or 15%. Also Include: "as required by section 9B.6 a. Total Minimum Open Space: 15%".
11. Include narrative indicating the manner in which the concrete debris will be removed from site.

**Site plan:**

12. Easement documents shall be submitted for review and approval by the Town Attorney.
13. A shared driveway agreement shall be submitted for review and approval by the Town Attorney.
14. Per Section 9B.12: c. Landscaping and buffering shall comply with the following minimum requirements: **1.** Any lot developed for multi-family residential use shall provide a landscaped buffer area alongside the rear lot lines at least ten feet (10') wide with one shade tree planted at least three inches (3") in caliper for each fifty feet (50') or part thereof of any portion of such side or rear lot line located adjacent to a building in the multi-family housing development. **2.** Shade trees shall be deciduous shade trees planted at least three inches (3") in caliper with a mature height of at least thirty-five feet (35'). In addition to the shade trees, area requiring a landscape buffer pursuant to these Regulations shall be planted with conifers planted at not less than twelve feet (12') apart and six feet (6') in height. **3.** Existing plant materials may be used to meet all or part of the landscaping and buffering requirements. Please indicate on plan.
15. Show on Sheets 3, 4 & 5, CL&P Easement over 36 Platoz Drive as per plan entitled: "Compilation Plan, Map Showing Easement Area to be Granted to the Connecticut Light and Power Company Across the Property of John Mandes & Mandes, LLC, Platoz Drive, Montville, CT, CL&P File No. E3015, Dated 2-19-13, Prepared by Advanced Surveys, LLC" Map Number 2478.

**Cover Sheet:**

16. Cover Sheet shall state: "Mandes Multi-Family Dwelling Unit".
17. Shall state: "Owner/Applicant: Artemis G. Mandes".
18. Include Parcel ID: 033-017-00K after 26 Platoz Drive on Title Block.
19. General Notes: a. states Rev. October 3, 1998. This should state October 3, 1994. Otherwise, provide a copy of the October 1998 revision.
20. Include date prepared and revision dates.
21. Date of Completion is duplicated.

**Sheet 2 of 5:**

22. Include Parcel ID: 033-017-00K after 26 Platoz Drive on Title Block.
23. General Notes: a. states Rev. October 3, 1998. This should state October 3, 1994.  
Otherwise, provide a copy of the October 1998 revision.
24. Indicate acres and square footage of lot for 26 Platoz Drive.

**Sheet 3 of 5:**

25. Include Parcel ID: 033-017-00K after 26 Platoz Drive on Title Block and parcel.
26. General Notes: a. states Rev. October 3, 1998. This should state October 3, 1994.  
Otherwise, provide a copy of the October 1998 revision.
27. Signature block for P.E. required.

**Sheet 4 of 5:**

28. Include Parcel ID: 033-017-00K after 26 Platoz Drive on Title Block and parcel.
29. General Notes: a. states Rev. October 3, 1998. This should state October 3, 1994.  
Otherwise, provide a copy of the October 1998 revision.
30. General Notes: 18.13, last paragraph, first sentence shall indicate 10 parking spaces versus 8.
31. Signature block for P.E. required.
32. Parking spaces 1, 7, 8, 9 shall conform with Section 18.8.2 regarding dead end parking aisle.
33. Access drives shall comply with Section 18.8.1, one-way traffic minimum of 14', two-way traffic minimum of 24'. Both 26 Platoz Drive and 36 Platoz Drive are under required minimums.
34. Indicate total square footage of proposed building per Section 17.4.8.
35. Easement areas to 26 Platoz Dr. over 36 Platoz Dr. are not shown on plans per Section 17.4.6. A copy of the proposed easement and shared driveway agreement to be filed on the land records shall be submitted for review & approval by the Town Attorney.
36. Show "one-way"/"do not enter" sign location and include detail on Sheet 5.
37. Show proposed dumpster relocation for 36 Platoz Drive.
38. Proposed decks for Units 3 & 4 are right at setback line, therefore, foundation shall be staked by licensed land surveyor prior to pour and certified in writing.
39. Revise Zoning Compliance Table to indicate Maximum Principal Building Height 60 Feet, Maximum Accessory Building Height 45 Feet.

**Sheet 5 of 5:**

40. Include Parcel ID: 033-017-00K after 26 Platoz Drive on Title Block and parcel.
41. Signature block for P.E. required.
42. Silt Fence is shown beyond property line of 26 Platoz Drive onto the Town Right of Way and 36 Platoz Drive.
43. Infiltration system installation shall be certified by Applicant's P.E. (condition of any approval).

**STAFF RECOMMENDATION:** Pending.