

TOWN OF MONTVILLE
Department of Land Use & Development

STAFF TECHNICAL REVIEW COMMENTS

Prepared by Meredith Badalucca 8/14/24

Property Address: 1080 Route 32 Parcel ID: 086-004-000
Application: 24SITE6
Property Owner: Drive-In LLC
Applicant: Sammy Piotrkowski
LS/PE: Boundaries LLC, John Faulise Jr. LS, David McKay PE

Application:

1. Clarify if Sammy Piotrkowski or Sammy P, Inc. is the applicant. Narrative refers to Sammy P, Inc. as applicant, application states Sammy Piotrkowski.
2. Clarify type of business (i.e.; accounting, construction, retail, etc.) that will be using the office and what the storage space will be used for (i.e.; records storage, equipment storage, office furniture storage, etc.)
3. 24ZP24 scope of work is complete/near completion per Schedule A. ZEO will complete inspection and issue CZC when appropriate. Application/narrative refers to this permit remaining open and the E&S Bond and wood chip berm remaining in place. Please revise narrative, application and plan. Also include E&S Bond estimate for the scope of work indicated on this application. (ZR Section 17.6.10).

Plan:

1. ZR Section 17.4.9: "Location of all storage areas for materials, supplies, products, vehicles and equipment that will not be kept inside a structure as required by these Regulations." – Please indicate if there will be any outside storage associated with this site plan application. Please note, once the work associated with 24ZP24 is completed and a final CZC is issued, the storage area for the construction equipment associated with that zoning permit will no longer be able to be used as these are separate applications.
2. ZR Section 17.4.21 –Please revise to include Approval Block.
3. ZR Section 18.1: "No building or structure shall be erected, enlarged, modified, or its use changed unless permanently maintained parking and loading spaces are provided in accordance with the provisions of these Regulations. In addition, no alterations, improvements or modifications to an existing parking lot or the establishment of a new parking area may be established until a site plan in accordance with Section 17 of these Regulations has been approved by the Commission.

An existing parking area and appurtenances legally existing prior to the establishment of these Regulations or amendments thereto, which does not comply with the requirements of this section shall be considered a non-conforming use of land.

The Commission shall review the location of access drives across a public right-of-way proposed as part of a site plan. The applicant shall be responsible for obtaining an encroachment review from the DPW and/or State of CT DOT.

Applicant shall be responsible for obtaining a traffic review from the State of CT Office of State Traffic Authority (OSTA) as required.

It is the intent of these Regulations to allow flexibility in addressing vehicle parking, loading areas, parking lot landscape design, storm water management and to promote transit orientated development.” - Please indicated reason CT DOT encroachment review is not necessary.

4. Sheet 2, Narrative paragraph 1, please clarify “dry storage”.
5. Sheet 2, Narrative last paragraph, please revise to include. “Construction is scheduled to start immediately upon issuance of zoning permit for site plan approval and will.....” “No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.”
6. Sheet 2, Construction Sequence # 9 24ZP24 did not include these items.
7. Sheet 2, Indicate landscaping requirements for approved parking lot size vs entire site.
8. Sheet 2, Parking requirements indicates 2,874 SF of Office at 1 space per 1,000 SF. Revise for warehouse/storage.
9. Sheet 2, General Notes #1 states office space and dry storage for the property owner. Will this be used by Drive In, LLC or Sammy P. Inc?

Items applicant is requesting a determination of applicability for from the Commission:

1. 17.4.5 “Existing and proposed contour lines at five foot (5’) intervals. The Town Planner or Town Engineer may require a two foot (2’) contour interval in order to clearly show topography and drainage.”
2. 17.4.7 “Location of all existing watercourses, wetlands, public water supply watershed boundaries, bedrock, outcrops, and where appropriate, the mean high water line, flood hazard areas, and channel encroachment lines.”
3. 17.4.15 “The stormwater drainage system, including the location and evaluations of all existing and proposed street drainage facilities within one hundred feet (100’) of the property. The Town Planner or Town Engineer may require additional information and / or details regarding off-site drainage features affected by, or impacting upon the proposed development. Stormwater management systems shall be designed in accordance with the 2004 Connecticut Stormwater Quality Manual as may be amended from time to time.”
4. 17.4.18 “Building elevations or preliminary architectural drawings showing the general type of building proposed for construction.”