

**TOWN OF MONTVILLE  
LAND USE AND DEVELOPMENT OFFICE  
310 Norwich-New London Turnpike, Uncasville, CT 06382**

Prepared by Meredith Badalucca, Asst. Planner on December 6, 2024

**Property Address:** 133 Chapel Hill Road, Parcel ID: 028-011-000, Oakdale, CT  
**Application:** 24 SITE 11  
**Applicant:** Joseph Pennell  
**Property Owner:** Joseph & Gina Pennell  
**Land Surveyor:** Brian D. Florek, LS, CFS  
**Lot Size:** 0.96 acres, +/- 41,976 sf  
**Lot Frontage:** 201.96 feet on Chapel Hill Road.  
**Zoning District:** R80  
**Public Water/Sewer:** No. On-site well and septic system.  
**Wetlands/Watercourses:** No.  
**Flood Hazard Zone:** No.  
**CAM Zone:** No.  
**Public Water Supply Watershed:** No  
**Proposed Public Improvements:** No.  
**Site Inspection:** Completed on December 4, 2024 by myself and ZEO Radford  
**Legal:** Submitted to Land Use Dept. on 11/20/24. Date of Receipt by PZC: 12/10/24.  
Decision Required Date: 2/13/25.

**Proposal:** Proposed pool house located at 133 Chapel Hill Road, is to enclose the existing pool for year round use.

**Background:**

- Per the property card the Single Family Residence was built in 1946.
- September 18, 2007 Building Permit for 10' x 10' shed accompanied by letter from the State Building Inspector approving modification to state building code for a 168 sq. ft. shed.
- February 22, 2012 Zoning Permit (212 ZP 012) for 30' x 40' detached garage
- July 2013 Building Permit to convert attached two car garage to family room.
- June 25, 2024 Zoning Permit (24 ZP 102) for a 17' x 29' inground pool
- October 24, 2024 Zoning Permit (24 ZP 210) for a 360 sq. ft. 2<sup>nd</sup> floor addition
- November 5, 2024 Zoning Permit (24 ZP 221) for a 905 sq. ft. 2 floor addition

**Staff Comments:** The application is for the construction of a 32' x 52' (1,664 sq. ft.) pool house. Per Zoning Regulation Section 4.2, accessory buildings over 1,200 sq. ft. require the approval of the Planning and Zoning Commission. The location and height of the pool house meet the requirements of the R80 zone, as shown on the plan entitled "Property Survey Prepared for Joseph J. & Gina M. Pennell, 133 Chapel Hill Road, Montville, CT, Dated November 13, 2024, Revised 11-21-24, Prepared by Florek Surveying, LLC".

4.2.2 Applications for permitted single-family dwellings, two-family dwellings, accessory buildings (not to exceed 1,200 sq. ft.), inground swimming pools,

additions or reductions to such buildings (not to exceed 1,200 sq. ft.) on any residential lots and accessory buildings or expansions of; or additions to other existing conforming commercial and industrial uses provided that such building or expansions do not exceed one thousand square feet (1,000 sq. ft.), and such other uses as herein prescribed by these Regulations, may be approved by the Enforcement Officer provided they meet the requirements of these Regulations and do not affect the number of parking spaces, stormwater flow or stormwater quality. The Enforcement Officer may require an appropriate plan prepared, signed and sealed by a licensed land surveyor or registered professional engineer to ensure compliance with these Regulations. The Enforcement Officer may further require that location markers for the building foundation be set by a licensed land surveyor in accordance with the plot plan prior to commencement of construction.

A site inspection of the property was completed on December 4, 2024, as part of the review process for this application. The inspection revealed that the applicant has started the construction of pool house, prior to approval from this commission, as seen in attached photos. ZEO Radford has brought this to the attention of the Building Official.

**Agency Comments:**

Uncas Health: Referred 11/22/24, no comments received

Building Dept.: Referred 11/22/24, no comments received.

**SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:**

I make a MOTION to APPROVE Application 24 SITE 11 to construct a 32' x 52' (1,664 sq. ft.) pool house as an accessory structure to the single-family residence in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Property Survey Prepared for Joseph J. & Gina M. Pennell, 133 Chapel Hill Road, Montville, CT, Dated November 13, 2024, Revised 11-21-24, Prepared by Florek Surveying, LLC".











