



December 3, 2024

Meredith Badalucca  
Assistant Planner, Dept. of Land Use and Development  
Montville Town Hall  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

**RE: Response to Staff Report Comments  
958 Route 163 (Parcel ID: 046-008-000)  
Montville, Connecticut 06370  
Project Number: 22109402**

Dear Ms. Badalucca,

On behalf of the Applicant, The Nevar Company, Solli Engineering is pleased to respond to the Planning Department comments provided on November 14<sup>th</sup>, 2024. A response to each comment is provided in **bold** when applicable.

1. The application states 29.65 acres and the narrative and plan state 30.66 acres.

**The application form has been corrected to reference a lot size of 30.66 acres.**

2. The name of the original subdivision is incorrect.

**The application form has been revised to correct the name of original subdivision.**

3. Provide chain of title.

**Chain of title letter has been provided in the response submittal.**

4. Provide copy of CT DOT Encroachment Permit.

**A copy of the CT DOT Encroachment Permit has been provided in the response submittal.**

5. Provide copy of CT DEEP General Permit.

**A copy of the CT DEEP General Permit has been provided in the response submittal.**

6. Estimate of E&S Improvements indicates Lot 1. Should this state Lot 2 as there are no proposed improvements to Lot 1?

**Estimate of E&S Improvements has been revised to reference Lot 2.**

501 Main Street, Suite 2A  
Monroe, CT 06468  
Office: (203) 880-5455

11 Vanderbilt Avenue, Suite 240  
Norwood, MA 02062  
Office: (781) 352-8491

7. Per SR section 4.1.2 the plan shall include “The name and address of the developer and owner of the property.” As well as, ZR section 17.4.1 “The name and address of the applicant and owner of record.” Please revise to include the owner.

**Sheet 0.00 has been revised to include Owner information.**

8. Per SR section 4.3.13 The words “Approved by the WPCA or Health District” with spaces provided for the date and signatures of each if applicable and the words “Approved by the Montville Planning and Zoning Commission” with designated spaces provided for the date and signature of the Chairman or Secretary of the Commission.” Please revise.

**A space for “Approved by the WPCA or Health District” has been added to Sheet 0.00.**

9. Per SR section 4.3.14 The words “Date of Completion of All Work” with designated space for the date and initials of the Chairman or Secretary of the Commission.” Please revise.

**Sheet 0.00 has been revised per comment.**

10. Per SR section 4.7.4 “Offers of deed, in a form satisfactory to the Town’s legal counsel and the Commission, of all land, including streets, recreation areas, drainage and utility easements and other public uses not specifically reserved by the developer for the use of the future owners of the lots and retained under deed by same.” Please provide for review.

**A copy of the deed has been provided for review.**

11. Per SR section 4.7.5 “The developer shall submit to the Commission written copies of all agreements, restrictive covenants, or other documents governing the use, reservation, or maintenance of all land not to be deed to the Town.”. Please provide.

**There are no existing easements which exist on the property.**

12. Per ZR section 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.” Plan indicates “limits of detailed inland wetlands inspection”. Please request a Determination of Applicability for ZR section 17.4.7, per ZR section 17.5.

**A written Determination of Applicability has been provided.**

13. Revise cover sheet “Property Information” to reflect correct Book/Page.

**Book/Page has been revised accordingly.**

14. Clarify if there is an easement for 968 Route 163 driveway that encroaches on Lot 1.

**There is no existing access easement for 968 Route 163 over 958 Route 163.**

15. Clarify if there is an easement for drainage pipe from 968 Route 163 to Lot 2.

**There is no existing drainage easement for 968 Route 163 over 958 Route 163.**

16. Revise plan to show easement area for planting and maintenance of proposed trees approved by the siting council on Lot 1.

**An easement area for planting and maintenance of the proposed trees has been added to the plans.**

17. Provide copy of comment #16 easement for review and approval by town attorney.

**A copy of the easement has been provided for review.**

18. Revise sheet 1.40 to reflect current owner of 958 Route 163.

**Sheet 1.40 has been updated accordingly.**

19. Revise plan set to remove “potential area for barn”. Potential future uses require separate approvals based on the ZR in place at the time of the application.

**The potential barn area has been removed from the plans.**

20. Revise Sheet 1.12 Subdivision Plan (Sheet 2 of 2) to show the removal of the 510 square foot structure on Lot 1 as it does not meet the required setbacks. It is shown on Sheet 2.11 Potential Development Plan as “remove and dispose of existing concrete slab”.

**Sheet 1.12 has been revised to callout the removal of the existing concrete slab.**

21. Revise sheet 2.11 title to remove “Potential”.

**The title of Sheet 2.11 has been revised.**

Please review the above response to comments. If you have any further comments or questions, please provide them at your earliest convenience. We look forward to working with you and the Planning Department to satisfy any outstanding issues.

Sincerely,  
**Solli Engineering, LLC**



Casey J. Burch / Senior Project Manager

Enclosures:

Revised Resubdivision Application Form  
Revised Estimate of E&S Improvements  
CT DEEP Stormwater Approval Letter  
CT DOT Encroachment Permit Letter  
Property Deed  
Chain of Title Letter  
Request for Determination of Applicability  
Easement Descriptions (Grading, Sight Line & Planting and Maintenance)  
Revised Resubdivision Plan Set