# TOWN OF MONTVILLE Department of Land Use & Development

Staff Technical Review

Prepared by Meredith Badalucca on February 27, 2025

**Property Address**: 167 Meetinghouse Lane (046-050-00B)

**Application:** 25 SUB 1

**Property Owner:** Robert A. Tringe and Judith M. Tringe

**Applicant**: Same

LS: Rick Deschamps, LS, Advanced Surveys, LLC

**Lot Size**: 18.74 +/- Acres (816,285 +/- SF)

**Zoning District**: R-80 (Residential)

**Public Water/Sewer**: No **Flood Hazard Zone**: No **CAM Zone**: No

Public Water Supply Watershed: No.

Site Restoration Bond: \$2,000 per lot to be posted prior to the issuance of a zoning

permit for lot development.

Legal: Submitted to Land Use Dept. on 2/11/25. Date of Receipt by PZC 2/25/25,

Public Hearing set for 3/25/25.

**Site Inspection:** Site visit completed on 2/14/25 by ZEO Radford and myself.

**Proposal:** 2 lot resubdivision of property located at 167 Meetinghouse Lane.

### **Background:**

- 1 lot subdivision approved August 9, 1983
- 1 lot subdivision approved June 12, 2001
- 1 lot resubdivision approved September 22, 2020

#### **Staff Comments/Review:**

The property is located in the R-80 zoning district (Zoning Regulation Section (ZR) 7). All proposed lots meet the minimum lot size, minimum frontage and setback requirements of ZR 7 as shown on the Zoning Compliance Table of the plan titled "Resubdivision Plan Prepared for Robert A. Tringe & Judith M. Tringe, 167 Meetinghouse Lane, Montville, CT, Prepared by Advanced Surveys, LLC, Dated 10/2/24."

This parcel contains wetlands therefore, the applicant submitted an application to the Inland Wetlands Commission per Subdivision Regulation Section (SR) 3.4.2. A Favorable Report was issued by the Inland Wetlands Commission on February 20, 2025.

Staff has reviewed the draft legal descriptions of proposed Lots 050-0B3 and 050-0B4 and the remaining lot, existing Lot 50-B that were provided as part of the application.

#### **Staff Technical Review Comments:**

- 1. Per SR 4.6.6, show location of well and septic on adjacent lots if information is available from public records. If not available from public records, please provide statement indicating such.
- 2. Revise plan to include date of approvals from Inland Wetlands Commission and Uncas Health District per SR 3.7. (This can be a condition of approval as the regulation indicates this shall be on the Mylar.)

## **Agency Comments:**

Town Engineer: See comments dated 2/20/25

Fire Marshal: Comments dated 2/19/25 "The Fire Marshal's Office has no

comment at this time."

Building: See comments dated 2/14/25 Uncas Health: See comments dated 2/3/25 Public Works: See comments dated 2/25/25

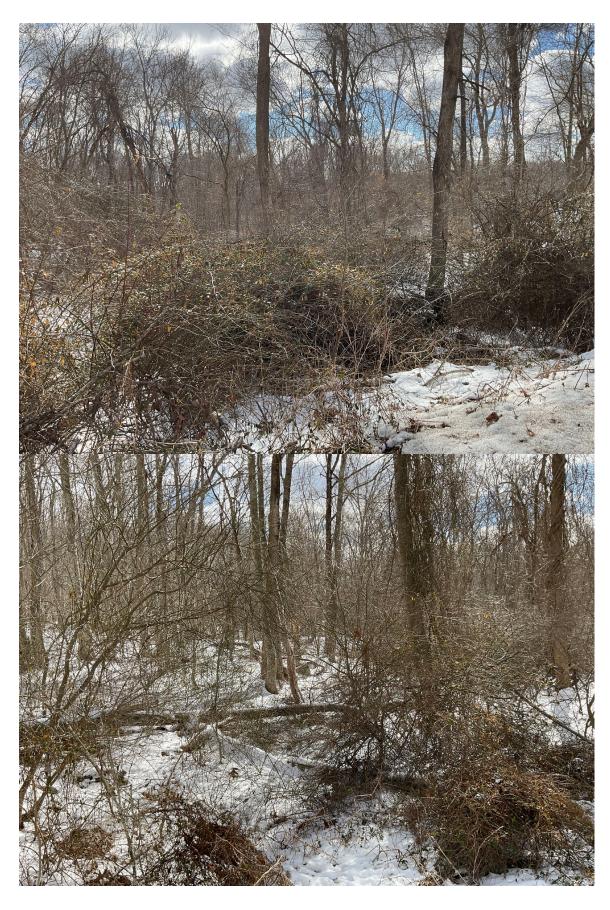
Police Department: Comments dated 2/19/25 "The Montville Police Department has

no comments at this time, regarding the 167 Meetinghouse Lane

project."



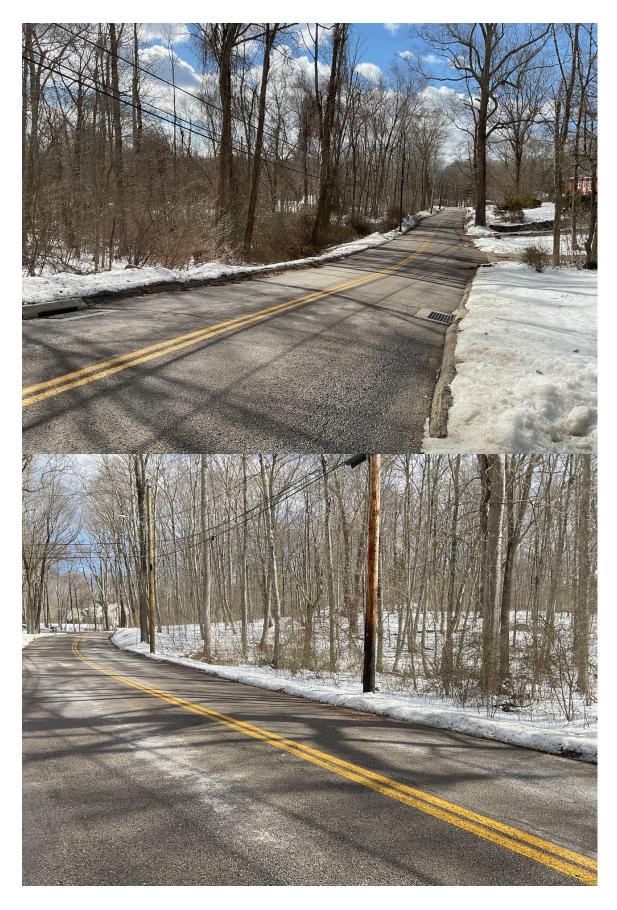
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