

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."









