

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Technical Review Comments
Prepared by Meredith Badalucca on April 4, 2025

Modification of Approved Subdivision: 22 SUB 3

Original Property Address: 007-035-000 East Lake Rd & Fire Street

Application: 25 SUB 2

Property Owner: Sunmar/RAF Builders, LLC

Applicant: Same

PE: Seamus Moran, P.E. (H+H Engineering Associates, LLC)

Zoning District: R-80 (Residential)

Public Water/Sewer: No

Flood Hazard Zone: No

CAM Zone: No

Public Water Supply Watershed: Yes.

Bond Amount: Bond estimated required to be reviewed and approved by Town Engineer.

Legal: Submitted to Land Use Dept. on 3/28/25. Date of Receipt by PZC 4/22/25.

Site Inspection: Site visit completed on 4/7/25 by ZEO Radford and myself.

Proposal: Modification to approved 8-lot subdivision, application number 22 SUB 3 which was approved on July 26, 2022. Applicant is proposing to relocate the drainage improvements on Lot 7 from the east of the property to the west of the property. This will be achieved by installing a new 24" pipe from the existing catch basin to a new drainage manhole to a 24" pipe under the proposed driveway to a flared end and rip rap within the town right of way. The runoff will be conveyed around the proposed lot 7 improvements via a vegetated swale on the west of the property.

The applicant is proposing to extinguish the previously approved drainage easement in favor of the Town of Montville and has proposed a new drainage easement area in favor of the Town of Montville.

Background:

- 8 lot subdivision approved July 26, 2022
- 90 day extension of time to file Mylars on the land records granted October 25, 2022
- 90 day extension of time to file Mylars on the land records granted January 24, 2023
- Mylars filed on the land records March 14, 2023
- Resolution 2023-28 to accept road widening strips and perpetual drainage easement and rights to drain resolution passed April 3, 2023
- Perpetual Drainage Easement and Rights to Drain filed on the Town of Montville Land Records April 13, 2023

Staff Technical Review Comments:

1. Construction note #3 states the incorrect road name. Please revise.

2. Please provide draft drainage easement documents for review and approval by the town attorney.
3. Please provide bond estimate for drainage work for review and approval by the town engineer.
4. Staff will recommend as a condition of approval, that all drainage work be completed prior to the issuance of a zoning permit for lot 7.

Agency Comments:

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| Town Engineer: | See comments dated 3/24/25 |
| Fire Marshal: | Comments dated 3/31/25 “The Fire Marshal’s Office has no comment at this time.” |
| Building: | See comments dated 3/31/25 |
| Uncas Health: | See comments dated 4/1/25 |
| Public Works: | See comments Town Engineer comments dated 3/24/25 |
| Police Department: | Comments dated 2/19/25 “The Police Department has no comments or concerns at this time.” |