

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Technical Review
Prepared by Meredith Badalucca on April 23, 2025

Property Address: Silver Falls Road (001-007-00A)
Application: 25 SUB 3
Property Owner: Daniela Gjergaj
Applicant: Same
P.E.: Bob Deluca, PE, CLA Engineers, Inc.
Lot Size: Information needed
Zoning District: R-80 (Residential)
Public Water/Sewer: No
Flood Hazard Zone: Portion within 100 year flood zone
CAM Zone: No
Public Water Supply Watershed: No.
Legal: Submitted to Land Use Dept. on 4/10/25. Date of Receipt by PZC 4/22/25, Public Hearing scheduled for 5/27/25.
Site Inspection: Site visit completed on 4/16/25 by ZEO Radford and myself.

Proposal: 4 lot resubdivision with emergency access for Golden Trails, LLC property located in Waterford, CT.

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 entitled "Residential Resubdivision Map 001- Block 007- Lot 00A, Silver Falls Road, Town of Montville, CT 06370, Prepared for Daniela Gjergaj, Prepared by CLA Engineers, Inc., Dated April 10, 2025."

This parcel contains wetlands therefore, the applicant has submitted an application to the Inland Wetlands Commission per Subdivision Regulation Section (SR) 3.4.2. A Public Hearing has been scheduled for May 15, 2025.

Staff Technical Review Comments:

Application:

1. Application indicates that CT General Stormwater Quality Permit is not required. However, plan indicates approximately 5.9 acres of disturbance on Sheet 2, Note 1. The drainage report indicates approximately 4.4 acres disturbed within watershed #1 and approximately 1 acre in watershed #2. Please clarify acreage of disturbance and requirement of CT General Stormwater Quality Permit.
2. Please provide a copy of the NDDDB determination letter.
3. The drainage report indicates riprap swales and the plan indicates grass lined swale and riprap swale, please clarify.
4. Please provide a legal description of each proposed lot for review by staff.

5. Please provide easement documents for review and approval by the Town Attorney.
6. Please provide a shared driveway agreement for review and approval by the Town Attorney.

Site Plan:

Sheet 1:

7. Per SR (Subdivision Regulation Section) 4.3.1, please provide the acreage of the property to be subdivided.

Sheet 2:

8. Per SR 4.3.5, please indicate the lot numbers and street numbers as approved by the Town Assessor.
9. Please indicate the square footage of Proposed Lot 1 on the zoning compliance table.
10. Plan shows easement in favor of Golden Trails LLC in green (shared driveway), blue (emergency access) and purple. Please clarify.
11. Note #3 indicates 125-foot inland wetland upland review area. Please update for 50-foot.

Sheet 3:

12. Please revise plan to remove grading from Waterford parcel.
13. Please label the 100 year flood zone.
14. Please clarify if the swale along the drive way is grass lined or riprap.
15. Please label the pipe across the emergency access.
16. Please indicate if the emergency access will be gated to prevent non-emergency use. Also, is there a knox box proposed for use by emergency personnel?
17. Arrows indicating location of silt fence do not point to silt fence.
18. Please indicate size of emergency vehicle turnaround.
19. Per town road standards, shared driveways must be a minimum of 15'. Please revise plan.
20. Per town road standards, shared driveways can only serve 5 lots. Please indicate on plan that the emergency access will not serve more than one lot in Waterford.
21. Note on plan pointing to Lot 1 side yard setback states "proposed driveway 10.5% max slope" please revise.

Sheet 4:

22. Arrows indicating location of silt fence do not point to silt fence.
23. Please label 50' Upland Review Area.

Sheet 8:

24. General Note #9 states 100-foot regulated area. Please revise to 50-foot.
25. Construction Sequence Note #2, please revise to include "Zoning and Wetlands Officer shall inspect prior to any disturbance."
26. Construction Sequence Note 8, please remove "town staff" and replace with "Zoning and Wetlands Officer".

Overall Plan:

27. Per SR 4.3.11, are there any proposed property line monuments or markers?

28. 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.

Agency Comments:

Town Engineer:	See comments dated 4/16/25
Fire Marshal:	Referred 4/11/25
Building:	See comments dated 4/16/25
Uncas Health:	See comments dated 4/15/25
Public Works:	Referred 4/11/25
Police Department:	Referred 4/11/25
Assessor:	See comments dated 4/14/25
SECCOG:	Referred 4/17/25
Town of Waterford:	Referred 4/11/25