

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
Staff Technical Review  
Prepared by Meredith Badalucca on April 30, 2025

**Property Address:** 393 Butlertown Road (005-027-004)  
**Application:** 25 SITE 4  
**Property Owner:** 393 Butlertown, LLC  
**Applicant:** Same  
**PE:** Ellen Bartlett, P.E., Green Site Design, LLC  
**Lot Size:** 2.2 +/- Acres (to be verified by applicant)  
**Lot Frontage:** 197 +/- feet  
**Zoning District:** LI (Light Industrial)  
**Public Water/Sewer:** No  
**Flood Hazard Zone:** No  
**CAM Zone:** No  
**Public Water Supply Watershed:** No.  
**Site Restoration Bond:** Estimate is required for review and approval by Town Engineer.  
**Legal:** Submitted to Land Use Dept. on 4/24/25. Date of Receipt by PZC 5/27/25,  
Decision Required Date – 7/31/25.  
**Site Inspection:** Site visit completed on 3/28/25 by ZEO Radford and myself.

**Proposal:** To construct a 100' x 160' building for off-season equipment storage and associated site improvements.

**Staff Technical Review Comments:**

**Application:**

1. Please correct the project address.
2. Please indicate if the project is on individual well, municipal water, septic system or Municipal sewer.
3. Please provide USGS Quad per ZR Section 17.2.6.
4. Please provide a bond estimate per ZR section 17.6.10.

**Narrative:**

5. Please update to reflect the correct zoning regulation section.
6. Zoning regulation section 4.11.11.3 does not appear to apply to this application and sheet 5 does not indicate these items.

**Drainage Calculations, Hydraulics & Hydrology Report:**

7. Existing Conditions states 2.1 acres. Application states 2.2 acres and site plan indicates 2.175 acres. Please clarify.
8. Existing and Proposed Hydraulics indicates 2.18 acres. Please clarify.

**Floor Plan:**

9. Please clarify the use of the approximately 19' x 20' area in the bottom left corner near the two bathrooms. Such as, office, entrance, etc.
10. Please clarify the use of the 19' x 35' 6" Mezzanine area.

**Site Plan:**

Cover Sheet

11. Please include streets, lot lines and zoning district boundaries within 1,000 feet of the subject property on the location map per ZR section 17.2.6.
12. Please include the parcel ID (005-027-004) after street address.

Sheet 2

13. Per ZR section 18.8.4, please state the reason the driveway is more than 30' wide at the right-of-way line and 55' wide at the curb line.
14. Per ZR section 17.4.14 and 18.14, please include location of lighting.
15. Please indicate traffic flow on site plan including any one way and two way traffic to the rear of the building.
16. Per ZR section 17.4.9 and 18.4.1 please show any outdoor storage area or truck storage areas.
17. Is the applicant proposing any signage? If so, please show on the plan.

Sheet 3

18. Please confirm that the temporary sediment basin is allowed within the CL & P Utility Easement area.
19. Please evaluate the need for a fence around the Permanent Water Quality Basin.

Sheet 7

20. Erosion Control & Sedimentation Narrative, note 11 is not complete.
21. Operation and Maintenance of Drainage System, note 2 is not complete.

**Agency Comments:**

Town Engineer:	See comments dated 4/28/25
Fire Marshal:	See comments dated 4/25/25
Building:	See comments dated 4/28/25
Uncas Health:	Referred on 4/25/25
Public Works:	Referred on 4/25/25
Police Department:	See comments dated 4/25/25
WPCA:	Referred on 4/25/25