

TOWN OF MONTVILLE
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

MEMORANDUM FOR THE RECORD

Prepared by Meredith Badaluca, Asst. Planner on May 12, 2025

Property Address: 1492 Route 85, Parcel ID: 005-027-000
Application: 24SITE3 - RENEWAL
Applicant/Property Owner: Jeffery Daniels
Engineer: Ellen Bartlett, P.E., Greensite Design LLC
Land Surveyor: Ryan Chevire, L.S.
Lot Size: 5.62 acres (244,807 +/- SF)
Zoning District: Light Industrial
Public Water: No.
Public Sewer: No.
Wetlands/Watercourses: Yes, 0.38 acres of wetlands. No activity within wetlands or upland review area.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: Yes.
Proposed Public Improvements: CT DOT Encroachment Permit required (driveway removal).
Legal: *Submitted to Land Use Office 5/3/25, Date of Receipt by PZC 5/27/25, Decision Require Date: 7/31/25.*

PZC application number 24 SITE 3 was approved with conditions and modifications by the commission on July 9, 2024. At that time, the commission determined that the temporary access drive between 1492 and 1502 Route 85 have a permanent physical barrier installed within one year.

The applicant is requesting the following two site specific conditions of approval to be renewed as the one year period expires on July 9, 2025.

Site Specific Conditions:

1. Per ZR Section 4.11.11.3 2. C., Permits for Excavation or Processing (crushing) operations shall not be issued for periods exceeding one (1) year for a new operation and may be renewed for periods up to five (5) years if it can be shown that the operation is in compliance with these Regulations.
2. 1 year Temporary Access Drive with note that immediately upon the expiration of the 1-year period a permanent physical barrier shall be installed to prohibit vehicles to/from/between 1492 and 1502 Route 85.

Item number one they are requesting a 5 year renewal and item number two they are requesting a 1 year extension as the work has not been completed yet.

SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:

I make a MOTION to APPROVE the renewal of application number 24SITE3 for 1492 Route 85, for 5 years in accordance with Zoning Regulation Section 4.11.11.3 2. C. to expire on July 9, 2030 and to extend the expiration of the temporary access drive to July 9, 2026. At which time a permanent physical barrier shall be installed as stated on approved plan set entitled “Daniels & Sons Construction, LLC, 1492 Hartford-New London Turnpike, Montville, CT, Applicant/Owner, Jeffrey Daniels, Dated April 2024, Last Revised July 10, 2024 Prepared by Green Site Design LLC”. All previously approved conditions and modifications of 24SITE3 shall remain in effect and shall be met.

Should the commission decide to deny the renewal, it shall state the reasons why on the record.

The following pictures were taken by staff at a May 2, 2025 inspection at 1492 Route 85.







