

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Technical Review Comments
Prepared by Meredith Badalucca on May 16, 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: \$39,209.50

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. This will be accomplished via a Perpetual Drainage Easement and Rights to Drain and Quit Claim Deed that was reviewed and approved by the Town Attorney, Matt Willis.

Attorney Willis also reviewed and approved the Certificate of Title received on May 15, 2025 as part of this application.

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:

Staff recommends as a condition of approval, that all drainage work be completed prior to the issuance of a zoning permit for lot 7.

Agency Comments:

Town Engineer: Comments dated 5/6/25 "I had discussed with John. All of our previous comments have been addressed."
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 5/6/25
Police Department: Comments dated 3/31/25 "The Police Department has no comments or concerns at this time."
Town Attorney: Comments dated 5-16-25 "These documents are fine."

SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:

I make a MOTION to APPROVE with conditions, Application 25 SUB 2 for a modification to approved 8-lot subdivision, application number 22 SUB 3, approved on July 26, 2022 for East Lake Road Parcel ID: 007-0035-000 in that the application, supporting documents and a plan set entitled "Subdivision Modification, Property Address: East Lake Road & Fire Street, Montville, CT 06370, Prepared for SUNMAR/RAF Builders, LLC, 285 Old Colchester Road, Uncasville, CT 06382, Dated 3/28/25, Revised 4/22/2025." comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

CONDITIONS:**Conditions prior to endorsement of final plans:**

1. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
2. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
3. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
4. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.
5. Bond in the amount of \$39,209.50 shall be posted.

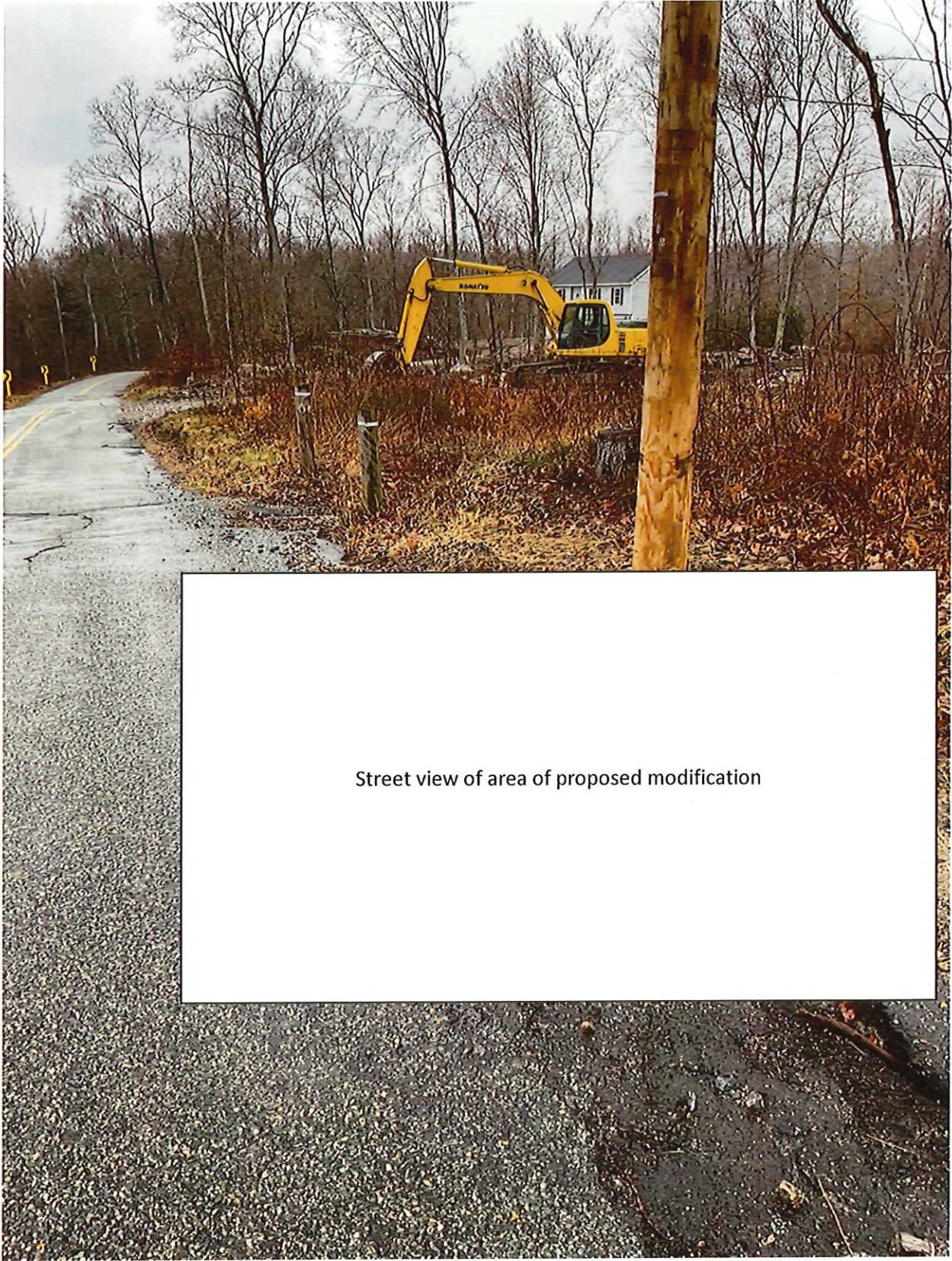
General conditions:

6. Approved Perpetual Drainage Easement and Right to Drain and the approved Quit Claim Deed shall be filed on the Land Records with the final endorsed mylars.

7. Three (3) sets of paper plans along with mylars that include any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
8. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.
9. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.

Conditions prior to issuance of Zoning Permit for individual lot development:

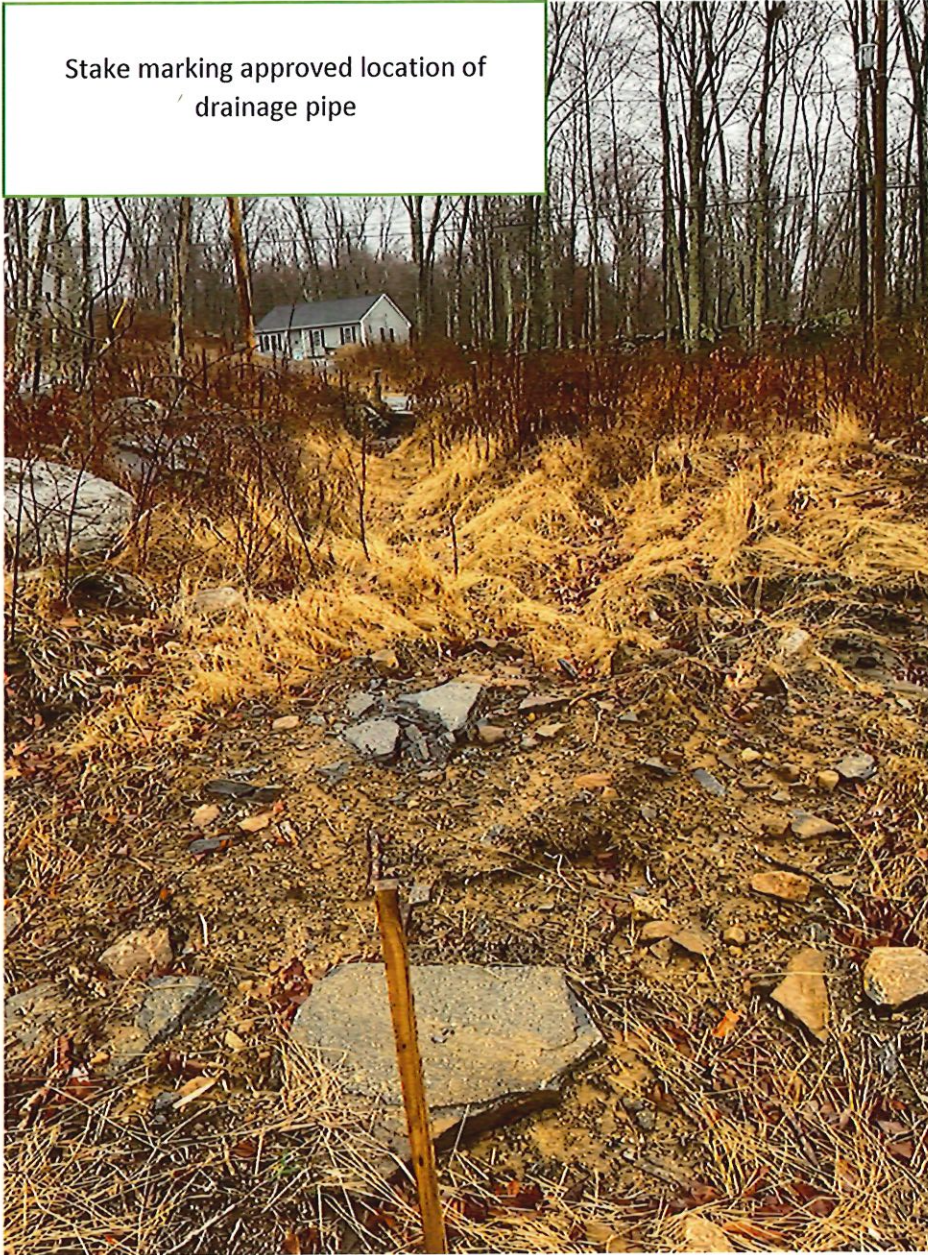
10. Prior to the issuance of a zoning permit for lot 7, all drainage work shall be completed and as-built plans certified to Class A-2 accuracy shall be submitted. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plan. Any deviations or omissions must be noted.



Street view of area of proposed modification

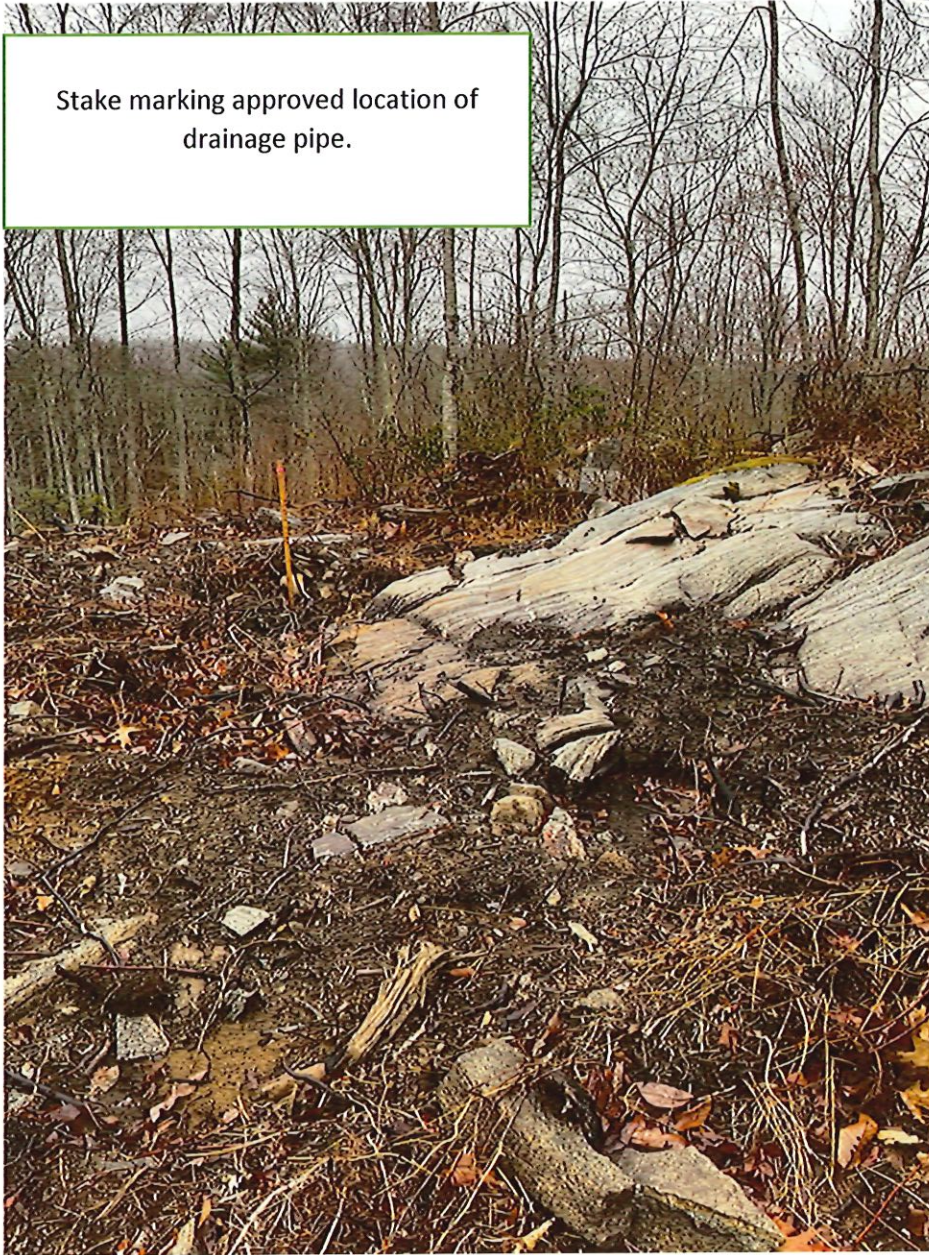


Stake marking approved location of
drainage pipe





Stake marking approved location of
drainage pipe.









West of property

