

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Technical Review
Prepared by Meredith Badalucca on May 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: 19.51 Acres (850,057.95 SF) +/-
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. Public Hearing was noticed in The Day on 5/14/25 and 5/21/25
Site Inspection: Site visit completed on 4/16/25 by ZEO Radford and myself.

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

Staff Comments/Review:

Three of the four proposed lots are interior lots which require a lot area and front yard setback equal to at least 1.5 times the minimum for the Zoning District. Interior lots also shall have a 25' wide access strip and be accessed via a shared driveway as indicated in ZR 4.11.4. 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, 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, Revised May 5, 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 was opened on May 15, 2025 and continued to the next meeting on June 12, 2025. Until a permit is issued by the IWC, the PZC cannot act on this application.

Per Town Road Standards, shared driveways can only serve 5 lots. The applicant was asked to verify that the emergency access to the parcel located in Waterford would not serve more than one lot. In the applicant's response letter dated May 8, 2025, they indicated "The road in question is for emergency access only and serves a single lot in another Town and jurisdiction."

The applicant has requested a waiver from the Public Works Director related to paving the entire proposed common driveway in accordance with Section 130D.2 of the Town of Montville Road Standards. Staff has not received a response to date.

Staff Technical Review Comments:

Application (applicant has requested these items to be a condition of approval):

1. Please provide a legal description of each proposed lot for review by staff.
2. Please provide easement documents for review and approval by the Town Attorney.
3. Please provide a shared driveway agreement for review and approval by the Town Attorney.

Site Plan:

Sheet 4, Lot 3:

4. Arrows indicating location of silt fence and footing drain do not point to these items.

Agency Comments:

Town Engineer:	See comments dated 5/11/25
Fire Marshal:	Comments dated 5/8/25 "The Fire Marshal's Office has no additional comments."
Building:	Comments dated 4/16/25 "No adverse comments from the Building Official."
Uncas Health:	See comments dated 4/15/25
Public Works:	Referred 4/11/25
Police Department:	Comments dated 5/8/25 "The Montville Police Department's comment was addressed and we have no additional comments at this time."
Assessor:	Provided addresses and parcel id numbers on 4/14/25
SECOG:	Comments dated 5/14/25 "Based on my review of the material provided, the proposed subdivision application is not likely to have a negative intermunicipal impact."
Town of Waterford:	Referred 4/11/25

Town of Montville Inspection Report

Date: 4/16/2025 Inspection Type: Choose an item.

MS4/ Erosion and Sediment Control Inspection

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location: Silver Falls Road Map/Lot/Block: 001-007-00A

Parties Present	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Stacy Radford
						Meredith Badalucca
						Click here to enter text.
						Click here to enter text.

	Yes	No
CZC Approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments/Observations

Did a site inspection pursuant to the filing of an Application before IWC & PZC. The attached photos depict the area of the new proposed subdivision.

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