

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Report

Prepared by Meredith Badalucca on June 16, 2025

Property Address: Silver Falls Road (001-007-00A)
Application: 25 SUB 3
Property Owner: Daniela Gjergjaj
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. The Public Hearing was opened on 5/27/25 and continued to 6/24/25. It must close within 35 days of opening, which is 7/1/25.
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 Gjergjaj, Prepared by CLA Engineers, Inc., Dated April 10, 2025, Revised June 5, 2025."

This parcel contains wetlands therefore, the applicant submitted an application to the Inland Wetlands Commission per Subdivision Regulation Section (SR) 3.4.2. A Public Hearing was held and the application was approved by the IWC at the June 12, 2025 meeting.

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 received a response dated June 5, 2025 that states “I have no issue with the common driveway paving. The plan has solutions to handle the water run off beyond the paving. Maintenance of those are could be a problem in the future.”

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.

Agency Comments:

Town Engineer: Comments dated 6/8/25 “The review comments provided on May 11, 2025 have been responded to by the applicant’s engineer and there are no further comments or questions on the plans.”

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, See above comments regarding paving of the common driveway.

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, no comments have been received.

SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:

I make a MOTION to APPROVE with conditions number 1-11 as indicated in the staff report dated June 16, 2025, Application 25 SUB 3 for a 4 lot re-subdivision of Silver Falls Road Parcel ID: 001-007-00A in that the application, supporting documents and a plan set entitled “Residential Resubdivision Map 001- Block 007- Lot 00A, Silver Falls Road, Town of Montville, CT 06370, Prepared for Daniela Gjergjaj, Prepared by CLA Engineers, Inc., Dated April 10, 2025, Revised June 5, 2025.” comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

CONDITIONS:

Conditions prior to endorsement of final plans:

1. Legal descriptions of each proposed lots shall be reviewed and approved by Land Use & Development Staff.
2. All easement documents shall be reviewed and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
3. Shared driveway agreements shall be reviewed and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
4. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to endorsement of final plans.
5. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
6. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
7. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
8. 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.

General conditions:

9. Approved Easement Documents and Shared Driveway Agreements shall be filed on the Land Records with the final endorsed mylars.
10. 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.
11. 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.

Town of Montville Inspection Report

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

MS4/ Erosion and Sediment Control Inspection Yes No

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.](#)
CZC Approved Yes No

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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April 15, 2025

Robert DeLuca, P.E.
CLA Engineers, Inc.
317 Main Street
Norwich, CT 06360

RE: Map 001- Block 007 - Lot 00A, Silver Falls Road, Montville,
Four lot subdivision prepared for Daniela Gjergjaj

Dear Mr. DeLuca,

I have reviewed the plan submitted for Map 001- Block 007 - Lot 00A, Silver Falls Road in the Town of Montville dated April 10, 2025. Based on my review, the proposed four (4) lot subdivision meets the minimum requirements for a subsurface sewage disposal (septic) system for a 4-bedroom residential building on each lot. Engineered plans and additional site testing may be required prior to the issuance of a septic system permit for each building.

Please feel free to contact this office with any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alyssa Brochu", is written over a light blue circular stamp.

Alyssa Brochu, REHS/RS
Environmental Health Specialist

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