

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
Staff Technical Review  
Prepared by Meredith Badaluca on June 18, 2025

**Property Address:** 375 Maple Avenue (031-015-000) & Route 163 Parcel ID 031-019-000  
**Application:** 25 SITE 5  
**Property Owner:** Rand-Whitney Realty, LLC  
**Applicant:** Same  
**PE:** Darren Hayward, PE – CLA Engineers, Inc.  
**Attorney:** Harry Heller, Esquire - Heller, Heller & McCoy  
**Lot Size:** 3.01 +/- Acres - 375 Maple Avenue  
24.6 +/- Acres – Route 163 Parcel ID 031-019-000  
**Lot Frontage:** 481 +/- feet – 375 Maple Avenue  
1223 +/- feet – Route 163 Parcel ID 031-019-000  
**Zoning District:** I (Industrial)  
**Public Water/Sewer:** N/A  
**Flood Hazard Zone:** Yes – However, not in the project area.  
**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 6/10/25. Date of Receipt by PZC 6/24/25,  
Decision Required Date – 8/28/25.  
**Site Inspection:** A site visit was completed in the spring of 2024 as part of a pre-application meeting. ZEO Radford and myself will complete another visit.

**Proposal:** Development of an industrial trailer parking facility and relocation of drainage system.

**Staff Technical Review Comments:**

1. Stormwater Management Plan, page 2 indicates 375 Maple Avenue is approximately 2.94 acres. The site plan indicates 3.01 acres. Please revised.
2. Per Zoning Regulation Section (ZR) 17.2.6, please provide location map at scale of one inch (1”) equals one thousand feet (1000’) including zoning district boundaries.
3. Per ZR 17.4.3, please include Route 163 unless requesting a determination of applicability.
4. Per ZR 17.4.4, please include Route 163 parcel information on the Zoning Compliance Chart.
5. Per ZR 17.4.6, please indicate the location, width of proposed drainage easement and easement area over each parcel to cross.
6. Please provide copy of drainage easement, rights to drain and easement over each parcel to be reviewed and approved by the town attorney.
7. Per ZR 17.4.8, please show location and size in square feet of all existing and proposed structures including underground storage tanks and uses on the property and the approximate location s and size of all existing structures on the abutting properties which are within one hundred feet (100’) of the property lot lines.

8. Please indicated per ZR 17.4.12 location, layout, type and size of buffer or landscape area, plant materials, fencing, screening devices, or other materials proposed for use, if any.
9. Per ZR 17.4.13, please indicate location, size, height, lighting and orientation of all signs if any are proposed.
10. Per ZR 17.4.14, please indicate location, size, height and orientation of all outdoor lighting facilities.
11. Per ZR 17.6.10, please provide bond estimate for review and approval by town engineer.
12. Per ZR 18.8.4 Greater driveway widths may be permitted where, in the opinion of the Commission, they are necessary to accommodate traffic volumes or movements, public safety requirements, or larger vehicles. Please confirm the greater width is to accommodate one or more of the above.
13. Per ZR 18.14, please show adequate lighting on the plan as there are more than fifteen spaces and the lot will be used at night.
14. Per ZR 18.6.1, please provide the square footage of the parking lot to determine applicability of this section.
15. No proposed signage is included on the plan. Should signage be desired, please indicate on the site plan in accordance with ZR 19.
16. Sheet 4 does not indicate a proposed chain or gate at the access drive on Maple Avenue. However, the Stormwater Management Plan mentions a chain/gate and that this access is for emergency access. Please include call-out on the site plan.
17. Sheet 4 indicates a well in the proposed parking area, please indicate if this well is proposed to be removed.
18. Sheet 4, Note 2, indicates No direct disturbance to Inland Wetlands is proposed. Portions of the parking lot will be located within flagged wetlands. Please revise.
19. Sheet 6, call-out top middle of sheet "Clear Lot to limits shown. Do not grub. Only grub lot after perimeter erosion and sedimentation controls and the temporary sediment traps are in place and have been approved by town staff." Please replace town staff with ZEO/WEO.
20. Sheet 7, Erosion & Sedimentation Control Narrative, Notes 4 & 14. Please replace town staff with ZEO/WEO.

**Agency Comments:**

Town Engineer:	See comments dated 6/16/25
Fire Marshal:	Comments dated 6/16/25 "The Fire Marshal's Office has no comment at this time."
Building:	See comments dated 6/16/25
Uncas Health:	Referred on 6/20/25
Public Works:	Referred on 6/12/25
Police Department:	See comments dated 6/17/25
WPCA:	Comments dated 6/12/25 "As it appears that the project will not be utilizing public water or sewer we have no comments at this time."