

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Technical Review
Prepared by Meredith Badalucca on July 2, 2025

Property Address: 257 Chesterfield Road (029-066-000)
Application: 25 SUB 4
Property Owner: Zachary Cash
Applicant: Michael Desautels
Land Surveyor: Brian Florek, LS CFS
P.E.: Joseph Wren, PE
Lot Size: 60 +/- Acres
Zoning District: R-80 (Residential)
Public Water/Sewer: Individual wells and Municipal Sewer
Flood Hazard Zone: Portion within 0.2 annual chance flood hazard zone
CAM Zone: No
Public Water Supply Watershed: No.
Legal: Submitted to Land Use Dept. on 6/23/25. Date of Receipt by PZC 6/24/25, Public Hearing scheduled for 7/22/25. Notice of Public Hearing will be published in The Day on 7/9/25 and 7/16/25.
Site Inspection: Site visit completed on 6/25/25 by ZEO Radford, Kyle Haubert, Town Engineer, and myself.

Proposal: 4 lot resubdivision with a 10.47 acre area to be combined with 237 Chesterfield Road.

Staff Comments/Review:

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 of ZR 7 as shown on the Zoning Compliance Table of the plan entitled “Desautel’s Resubdivision, 257 Chesterfield Road, Montville, Connecticut, Parcel ID: 029033000, Dated June 10, 2024, Revised May 7, 2025” One of the four proposed lots is an interior lot 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.

This parcel contains wetlands therefore, the applicant is required to submit an application to the Inland Wetlands Commission (IWC) per Subdivision Regulation Section (SR) 3.4.2. Staff received a letter dated May 16, 2025, stating the IWC voted to forward a favorable report to the Planning & Zoning Commission on May 15, 2025 for this proposed 4 lot resubdivision.

Staff Technical Review Comments:

1. This application has been referred to the Assessor’s office by staff for parcel id and street numbers. Per Subdivision Regulation Section (SR) 4.3.5, please revise plans with lot numbers and street number as approved by the Town Assessor.

2. The drainage easement area shall be shown on plan per SR 4.3.8.
3. Per SR 4.3.13 please revised cover sheet to include "Approved by the WPCA or Health District".
4. Per SR 4.7.2, please provide written statement from WPCA.
5. Per SR 4.7.4, Provide drainage easement and rights to drain documents for review and approval by the Town Attorney.
6. Please provide a legal description for 237 Chesterfield Road and 257 Chesterfield Road for review by staff.
7. Please provide a shared driveway agreement for review and approval by the Town Attorney per Zoning Regulation Section (ZR) 4.11.4.1.
8. Please indicate if the electrical will be underground.
9. Existing conditions shown on proposed lot 1 do not reflect current conditions in the field. Please revise.
10. Sheet 11 of 13, proposed lot 3, additional driveway area and hammerhead shown in lighter font. Please indicate if this is proposed.
11. Sheet 11 of 13, Zoning Compliance Table for proposed lot 4, please verify provided frontage.

Agency Comments:

Town Engineer:	Referred 6/24/25
Fire Marshal:	Comments dated 6/24/25 "The Fire Marshal's Office has no comment at this time."
Building:	Comments dated 6/24/25 "Nothing for Building Dept. to comment on at this time."
Uncas Health:	Comments dated 7/1/25 "The proposed 4-lot subdivision is served by public sewer and on site wells. At the time of construction, a licensed well driller will need to pull permits for the proposed wells."
WPCA:	Comments dated 6/24/25 "No comments until we receive utility plans."
Public Works:	Referred 6/24/25
Police Department:	Comments dated 6/27/25 "The Police Department does not have any comments at this time."
Assessor:	Referred 6/24/25
Town Attorney:	Pending referral once documents received