

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Comments and Technical Review
Prepared by Meredith Badalucca on July 21, 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.
Bond Estimate: \$9,500
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. See attached inspection report completed by ZEO Radford.

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.

Per Subdivision Regulations Section (SR) 4.7.2, the WPCA has provided a written statement dated July 10, 2025 that municipal sewer is available for the subdivision. They will provide further comments when detailed plans are submitted.

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 4.7.4, Provide drainage easement and rights to drain documents for review and approval by the Town Attorney.
5. Please provide a shared driveway agreement for review and approval by the Town Attorney per Zoning Regulation Section (ZR) 4.11.4.1.
6. Please indicate if the electrical will be underground.
7. Existing conditions shown on proposed lot 1 do not reflect current conditions in the field. Please revise.
8. Sheet 11 of 13, proposed lot 3, additional driveway area and hammerhead shown in lighter font. Please indicate if this is proposed.
9. Sheet 11 of 13, Zoning Compliance Table for proposed lot 4, please verify provided frontage.

Agency Comments:

| | |
|--------------------|---|
| Town Engineer: | See comments dated July 7, 2025 and July 15, 2025 |
| 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." Comments dated 7/10/25 "This shall serve as notice that municipal sewer is available for the subdivision and we will provide further comments when detailed plans are submitted." |
| 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: | See 2 sets of comments, both dated 7/11/25 |
| Town Attorney: | Pending referral once all documents are received. |

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

July 7, 2025

Meredith Badalucca, Assistant Planner
Town of Montville
310 Norwich-New London Tpke., Uncasville, CT 06382
Via Email: mbadalucca@montville-ct.org

RE: 25SUB4 - Desautel's Resubdivision
257 Chesterfield Road, Montville, Connecticut
CLA-7873M

Dear Meredith:

CLA Engineers, Inc. (CLA) has received the application documents for the proposed resubdivision of 257 Chesterfield Road on the Town Form Repository:

<https://www.townofmontville.org/form-repository/25-sub-4-257-chesterfield-rd-4-lot-resubdivision/>

CLA has performed a review of the documents and offer the following comments:

1. Please confirm that the current street lines are 25' or more from the Chesterfield Road centerline.
2. Please indicate what the new property corner monumentation will be.
3. The topography does not appear to be accurate on sheet 3 of 13 in the vicinity of Eversource Pole #6725 and the cross-culvert discharge from Chesterfield Road (proposed Lot 1). Fill has been placed in this area that is not reflected in the topography. The plan should be revised to reflect the current topography.
4. Please identify the nature of the fill material and how it was placed, if known.
5. The Lot 3 Zoning Compliance Table does not appear to have the correct proposed lot area.
6. The limits of the Lot 4 driveway that is restricted to pervious surface only should be clearly depicted on the plans.
7. Please confirm that vehicles can make the turning movements proposed at the shared Lot 3 and Lot 4 driveway.
8. The existing cross culvert at Lot 1 appears to be HDPE not PVC.
9. Provide sightline demonstrations meeting the Town requirements for each new driveway.
10. Existing sewer inverts were not provided. CLA recommends noting on each lot that pumps and force main may be required for the sewer discharge.
11. The underground electric for Lot 1 should be relocated so stormwater discharge doesn't impact the trench/conduit.

12. The proposed catch basin at Lot 1 should be shifted toward the edge of Chesterfield Road. A type "c" top should be provided with a paved and curbed apron with smooth transition to Chesterfield Road. Wood guide posts should be replaced as needed to perform the work.
13. Sizing calculations for the preformed riprap scour hole should be provided.
14. Public Works should be contacted prior to the drainage construction to verify the layout and to inspect the work.
15. CLA recommends that public improvements be completed and accepted by Public Works prior to the sale of any lot.
16. Town of Montville standard details for driveways, trench/road repair, and culvert installation should be included on the plans.
17. A drainage easement and right to drain should be provided over Proposed Lot 1, in favor of the Town of Montville.
18. The project meets the goals of the 2024 Stormwater Quality Manual and the MS4 General Permit.
19. The Bond estimate is adequate for the proposed work.

Thank you for the opportunity to provide this review. Please feel free to call me at our office or email khaubert@claengineers.com with any questions.

Very truly yours,
CLA Engineers, Inc.



Kyle Haubert, P.E.

From: [Meredith Badaluca](mailto:Meredith.Badaluca)
To: [Meredith Badaluca](mailto:Meredith.Badaluca)
Subject: FW: 257 Chesterfield Road - 25 SUB 4
Date: Tuesday, July 15, 2025 10:20:52 AM

From: Kyle Haubert <khaubert@claengineers.com>
Sent: Tuesday, July 15, 2025 9:05 AM
To: Meredith Badaluca <mbadalucca@montville-ct.org>; Kristy Kupec <kkupec@montville-ct.org>; Carlos Peixoto <cpeixoto@montville-ct.org>
Cc: Stacy Radford <sradford@montville-ct.org>
Subject: RE: 257 Chesterfield Road - 25 SUB 4

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Hi Meredith,

We are in receipt of the maps attached and correspondence below. The Surveyor has shown the street line on the plans, presumably based on the mapping provided. He should determine, document, and depict on the plans that street lines are 25' or more from the Chesterfield Road centerline (or not). It is not the Town's task to determine this for a subdivision application.

Thanks,

Kyle Haubert, P.E.
CLA Engineers, Inc.
317 Main Street
Norwich, CT 06360
P: (860) 886-1966
F: (860) 886-9165
khaubert@claengineers.com
www.claengineers.com

From: Brian Florek <bflorek@FlorekSurveyingLLC.com>
Sent: Tuesday, July 8, 2025 6:24 PM
To: Meredith Badaluca <mbadalucca@montville-ct.org>
Cc: Stacy Radford <sradford@montville-ct.org>; Mike Desautels <desautels_mike@yahoo.com>; Joe Wren (<jwren@indigo-land.com>) <jwren@indigo-land.com>
Subject: RE: 257 Chesterfield Road - 25 SUB 4

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Hi Meredith & Stacy,

Attached are the deeds for 237 and 257 Chesterfield Road (Town Staff Comment #6), along with plans filed on the Montville Land Records that depict the Chesterfield Road highway line. These plans should address CLA's Comment #1 regarding the highway line.

Please let me know if you have any questions.

Best Regards,
Brian D. Florek, LS CFS
Managing Member
Florek Surveying, LLC
239 Shore Road
Waterford, CT 06385
(860) 271 6006

“The Land Surveyor profession deals with one of the oldest and most fundamental pillars of society. Fires, floods, earthquakes, and weather can destroy the greatest works of man, but the land continues below in perpetuity.”

From: Meredith Badalucca <mbadalucca@montville-ct.org>
Sent: Monday, July 7, 2025 12:32 PM
To: Brian Florek <bflorek@FlorekSurveyingLLC.com>
Cc: Stacy Radford <sradford@montville-ct.org>
Subject: 257 Chesterfield Road - 25 SUB 4

Good morning Brian,

Attached please find the Town Engineers comments for the above mentioned application.

Please call me with any questions. Thank you.

Regards,

Meredith Badalucca, CZEO
Assistant Planner
Town of Montville
310 Norwich New London Turnpike
Uncasville, CT 06382
860-848-6779

Town of Montville Inspection Report

Date: 6/25/2025 Inspection Type: Choose an item.

MS4/ Erosion and Sediment Control Inspection Yes No

Location: 257 Chesterfield Rd Map/Lot/Block: 029-066-000

Parties Present Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Stacy Radford
Meredith Badalucca
Kyle Haulbert (CLA)
Click here to enter text. Yes No
CZC Approved

Comments/Observations

Completed an inspection of property which is subject to a PZC Application for a 4-lot resubdivision.

Town of Montville Inspection Report



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Town of Montville Inspection Report



Town of Montville Inspection Report



Approx area of
proposed culert

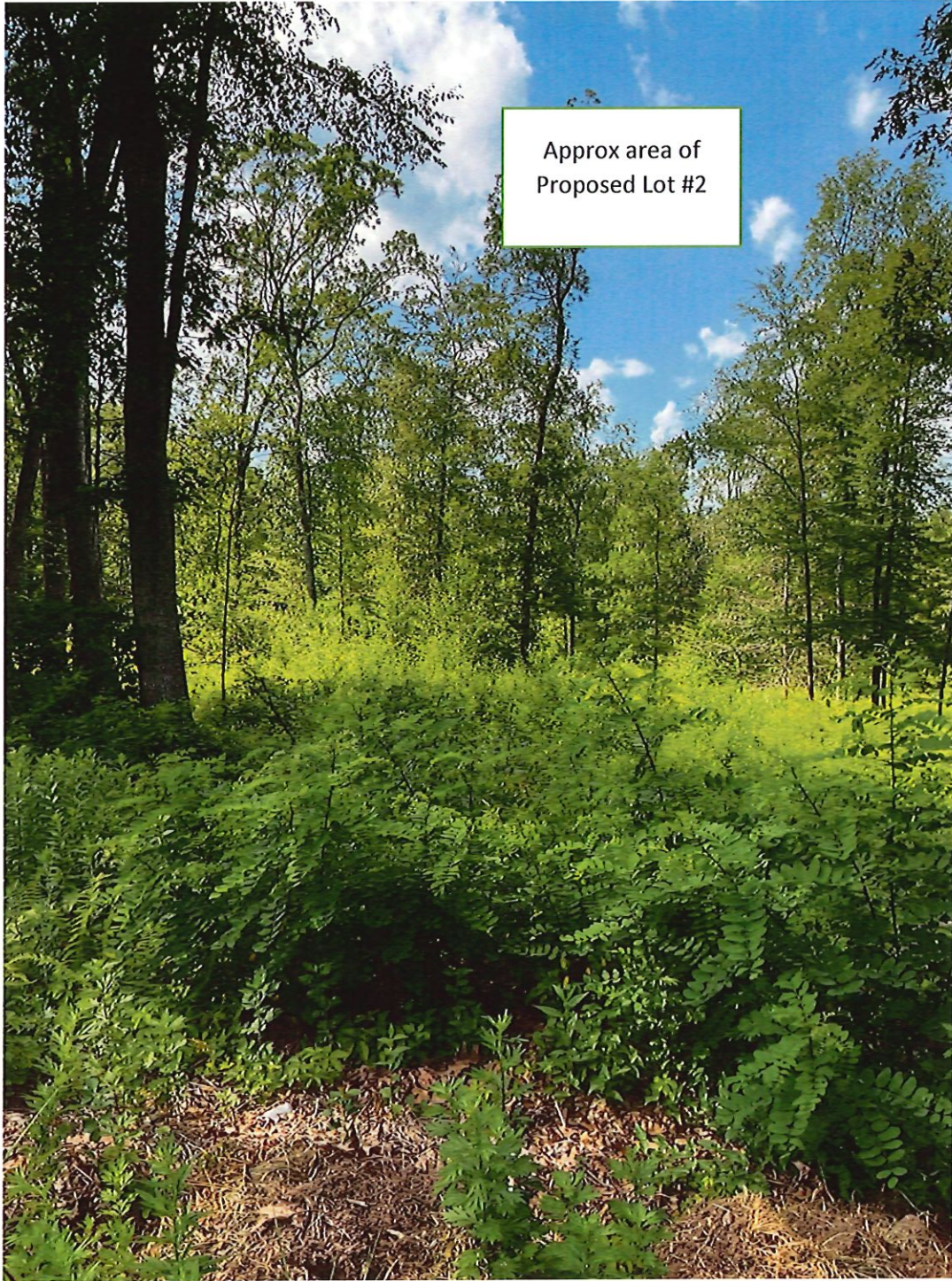
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