

**TOWN OF MONTVILLE
LAND USE AND DEVELOPMENT OFFICE
310 Norwich-New London Turnpike, Uncasville, CT 06382**

Prepared by Meredith Badalucca, Asst. Planner on July 21, 2025

Property Address: 61 Hunters Run, Parcel ID: 036-006-000, Oakdale, CT

Application: 25 SITE 6

Applicant/Owner: Eric & Kathleen Trischitta

Land Surveyor: Steven R. Marien, LS, CFedS

Lot Size: +/-42.82 Acres

Lot Frontage: 50 feet on Hunters Run (Interior Lot)

Zoning District: R-20

Public Water/Sewer: No. On-site well and septic system.

Wetlands/Watercourses: Yes, however the proposed activity is outside of the URA.

Flood Hazard Zone: No.

CAM Zone: No.

Public Water Supply Watershed: No

Proposed Public Improvements: No

Site Inspection: Performed by myself and ZEO Radford on July 18, 2025. See attached photos.

Legal: Submitted to Land Use Dept. on 7/16/25. Date of Receipt by PZC: 7/22/25.

Decision Required Date: 9/25/25.

Proposal: The applicant is proposing to construct a detached 42' x 60' (2,520 sq. ft.) outbuilding.

Staff Comments: The application is for the construction of a 42' x 60' (2,520 sq. ft.) outbuilding. Per Zoning Regulation Section 4.2.2, accessory buildings over 1,200 sq. ft. require the approval of the Planning and Zoning Commission. The location and height of outbuilding meet the requirements of the R-20 zoning district.

4.2.2 Applications for permitted single-family dwellings, two-family dwellings, accessory buildings (not to exceed 1,200 sq. ft.), inground swimming pools, additions or reductions to such buildings (not to exceed 1,200 sq. ft.) on any residential lots and accessory buildings or expansions of; or additions to other existing conforming commercial and industrial uses provided that such building or expansions do not exceed one thousand square feet (1,000 sq. ft.), and such other uses as herein prescribed by these Regulations, may be approved by the Enforcement Officer provided they meet the requirements of these Regulations and do not affect the number of parking spaces, stormwater flow or stormwater quality. The Enforcement Officer may require an appropriate plan prepared, signed and sealed by a licensed land surveyor or registered professional engineer to ensure compliance with these Regulations. The Enforcement Officer may further require that location markers for the building foundation be set by a licensed land surveyor in accordance with the plot plan prior to commencement of construction.

Agency Comments:

Building: Referred 7/17/25

Uncas Health: See comments dated 7/17/25

Public Works: Referred 7/17/25

Fire Marshal: Referred 7/17/25

SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:

I make a MOTION to APPROVE Application 25 SITE 6 to construct a 42'x 60' (2,520 sq. ft.) outbuilding as an accessory structure to the single-family residence in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Improvement Location Survey, Property of Eric Trischitta & Kathleen Teresa Trischitta, Located at 61 Hunters Run, Montville, Connecticut, Dated June 14, 2025, Prepared by Star Surveying, LLC."

Looking down driveway to
Hunters Run.
Note: blue house on the right is
on a separate parcel.



Existing Single Family
Residence



Proposed location has been staked out.



Looking towards Single Family Residence from proposed location of the outbuilding.

