

TOWN OF MONTVILLE
Department of Land Use & Development
Technical Review/Staff Comments
Prepared by Meredith Badalucca on August 5, 2025

Property Address: 71 Moxley Road (017-012-000)
Application: 25 SUB 6
Property Owner: Walter N. Wainwright, Jr.
Applicant: Same
LS: Rick Deschamps, LS, Advanced Surveys, LLC
Lot Size: 14.35 +/- Acres
Zoning District: LI (Light Industrial)
Public Water/Sewer: No
Flood Hazard Zone: No
CAM Zone: No
Public Water Supply Watershed: No.
Site Restoration Bond: Not applicable, no improvements are proposed.
Legal: Submitted to Land Use Dept. on 7/30/25. Date of Receipt by PZC 8/26/25, Public Hearing to be set.
Site Inspection: Site visit completed on 8/5/25 by ZEO Radford and myself.

Proposal: 2 lot resubdivision of property located at 71 Moxley Road.

Background:

- This property was originally subdivided as part of the Oakland Park Subdivision in 1978.
- May 24, 1983 Zoning and Planning Commission approved a sawmill and wholesale/retail outlet.
- January 13, 1998 the Planning and Zoning Commission approved to construct a 190' radio tower and antenna for wireless communication purposes with appropriate guide wires and chain link fence with small utility sheds and driveway.
- March 26, 2002 the Planning and Zoning Commission approved a 35' x 50' steel storage building.

Staff Comments/Review:

The property is located in the LI zoning district (Zoning Regulation Section (ZR) 12). The applicant is proposing an interior lot which requires 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.

Both proposed lots meet the minimum lot size, minimum frontage and setback requirements of ZR 12 and ZR 4.11.4, as shown on the Zoning Compliance Table of the plan entitled "Resubdivision Plan Prepared for Walter N. Wainwright, Jr., 71 Moxley Road, Montville, CT, Prepared by Advanced Surveys, LLC, Dated 5/2/25."

As stated above in the background information, this property is currently developed with a sawmill and telecommunication tower. There is no new development proposed on the property,

at this time. The applicant is seeking to create two lots, one for the sawmill operation and one for the telecommunication tower.

This parcel contains wetlands therefore, the applicant has submitted an application to the Inland Wetlands Commission per Subdivision Regulation Section (SR) 3.4.2. The PZC cannot act on this application until the IWC has issued a report.

Technical Review Comments:

1. Please revised the zoning compliance table to reflect LOT #12-00C vs. #12-??.

Agency Comments:

Town Engineer: Comments dated 8/5/25 “I have no comments on this one.”
Fire Marshal: Comments dated 7/31/25 “The driveway must be able to handle the weight and 10 foot width of our ladder truck. There must be a Knox box at the gate for keys and contact information in case of emergency and also clear address that can be seen from each direction.”
Building: Comments dated 8/1/25 “The Building Official has no comment at this time, and will review the plans at time of building permit applications.”
Uncas Health: See approval letter dated July 24, 2025
Public Works: Referred 7/31/25
Police Department: Comments dated 8/4/25 “The Police Department has no comments at this time, after reviewing the current plans, for the meeting.”