

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Technical Review

Prepared by Meredith Badalucca on August 7, 2025

Property Address: 158 Fitch Hill Road (055-037-000)
154 Fitch Hill Road (055-037-002)
136 Fitch Hill Road (055-037-001)

Application: 25 SUB 5

Property Owner: Estate of Helen Z. Romano (158 Fitch Hill Rd)
Eric O. Walls & Tiffany G. Walls (136 & 154 Fitch Hill Road)

Applicant: Estate of Helen Romano

LS: James Bernardo, LS – James Bernardo Land Surveying, LLC

Attorney: Paul M. Geraghty – Geraghty & Bonnano, LLC

Lot Size: 21.42 +/- Acres (932,965.77 +/- SF)

Zoning District: R-80 (Residential)

Public Water/Sewer: No

Flood Hazard Zone: No

CAM Zone: No

Public Water Supply Watershed: No.

Site Restoration Bond: \$2,000 per lot to be posted prior to the issuance of a zoning permit for lot development.

Legal: Submitted to Land Use Dept. on 7/25/25. Date of Receipt by PZC 8/26/25, Decision required by 10/30/25

Site Inspection: Site visit completed on 8/5/25 by ZEO Radford and myself.

Proposal: Applicant is seeking to legalize 3 lots and correct prior transfer of two lots that were created without a subdivision approval by the Planning and Zoning Commission.

Background:

- Map number 1612 was filed on the Town of Montville Land Records on May 24, 1999 without subdivision approval from the Planning and Zoning Commission. This map created two additional lots for a total of 3 lots. The lots are known as 136 Fitch Hill Road, 154 Fitch Hill Road and 158 Fitch Hill Road.
- The parcel known as 154 Fitch Hill Road is developed with a Single Family Residence that was constructed in 1902 per the Assessor Fieldcard. This parcel also has a garage with an attached shed and a free standing shed per the survey provided as part of this application.
- Both 136 & 158 Fitch Hill Road are vacant parcels.

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 plan entitled “Romano Subdivision, Property of Helen Z. Romano Estate & Eric O. & Tiffany Walls, for the Property Located At 136, 154 & 158 Fitch Hill Road, Town of Montville – County of New London – Connecticut, Prepared by James Bernardo Land Surveying, LLC, Dated May 14, 2025, Revised 7-1-2025”.

This subdivision 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 to the PZC.

The applicant has indicated on the application and letter dated July 25, 2025, that they are requesting a waiver of sections 4.1, 3.6 and 4.5.3. Section 7 of the Subdivision Regulations state, in part, that no waiver shall be granted unless one of the following conditions exists:

- 7.1.1 The proposed subdivision includes land in more than one (1) municipality, and lots located wholly or partially in Montville are at least as large in total as the minimum lot size required for that area by the Town of Montville Zoning Regulations as may be amended from time to time; and the street frontage requirement is satisfied for each lot, regardless of the municipality in which the street is located.
- 7.1.2 Strict adherence to the requirements of these Regulations would result in the alteration or destruction of a significant or unique natural feature, such as a large tree, a watercourse, a wetland, or a rock formation.
- 7.1.3 Strict adherence to the requirements of these Regulations would result in significant alteration of the natural land contour in a manner that would aggravate the natural drainage or cause erosion and sedimentation problems that would be difficult to control or correct.
- 7.1.4 Completion of improvements to a ROW to provide connection with future streets in an adjoining property would result in a street stub not likely to be used in the foreseeable future.
- 7.1.5 A subdivision design standard would impair maximum access to the sun for solar energy on one or more lots in the subdivision.
- 7.1.6 The restriction of a cul-de-sac to one thousand feet (1,000') would deny the applicant access to land appropriate for use as residential building lots or the cul-de-sac will be converted to a thru street in the near future. The Commission shall not grant a waiver which exceeds one thousand five hundred feet (1,500') or twenty five (25) residential lots. In any case, a residential cul-de-sac shall not exceed one thousand five hundred feet (1,500'). The Commission shall not grant the waiver unless either a dry hydrant system or a hydrant system supplied by a public water supply, which has been approved by the Fire Marshal, is to be installed by the developer. The Commission may waive the length of a cul-de-sac which will provide access to commercial or industrial lots if an adequate fire suppression system is provided.

It is staff's opinion that these conditions do not exist. However, Section 3.6 and 4.5.3 pertain to Public Improvements which there are none proposed. Therefore, staff feels that these sections are not applicable to this application.

Staff has requested the opinion of the Town Engineer in regards to Section 4.1 requirements of a drainage report and if the applicant has met these requirements.

Staff Technical Review Comments:

1. Please update application to include all property owners.

2. The authorization form dated July 21, 2025 has not been signed by all parties. Please obtain all signature.
3. Sheet 3 of 3, Construction Sequence for Soil Erosion and Sediment Controls, Note 1; please add ZEO/WEO to inspect prior to any disturbance.
4. Please update plan to show location of silt fence on Lot 37.

Agency Comments:

Town Engineer: Referred 7/30/25
Fire Marshal: Referred 7/30/25
Building: See comments dated 7/30/25
Uncas Health: Referred 7/30/25
Public Works: See comments dated 8/7/25
Police Department: Comments dated 7/31/25 “No issues from the PD. I have copied Lt. Radford in the event he has any comments...”