

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
Staff Report and Technical Review  
Prepared by Meredith Badalucca on August 25, 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 8-19-2025”.

This subdivision contains wetlands therefore, the applicant submitted an application to the Inland Wetlands Commission per Subdivision Regulation Section (SR) 3.4.2. A Favorable Report was issued by the Inland Wetlands Commission on August 21, 2025.

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 requested the opinion of the Town Engineer in regards to Section 4.1 requirements of a drainage report and Kyle Haubert feels that the drainage information provided on the plans is sufficient. Therefore, a waiver is not necessary.

**Staff Technical Review Comments:**

1. Sheet 3 of 3, Construction Sequence for Soil Erosion and Sediment Controls, Note 1; please add ZEO/WEO to inspect prior to any disturbance.

**Agency Comments:**

- Town Engineer: Comments dated 8/21/25 “All of my previous comments have been addressed.”
- Fire Marshal: Referred on 7/30/25 and 8/20/25, no comments received.
- Building: On August 25, 2025, Doug Colter review the revised plan with myself and ZEO Radford. He stated he has no comments.
- Uncas Health: Comments dated 8/22/25 “The septic system reserve area for lot 37 must be H20 rated as it is located partially under the driveway.”
- Public Works: Comments dated 8/22/25 “All comments addressed with new plan.”
- Police Department: Comments dated 7/31/25 “No issues from the PD. I have copied Lt. Radford in the event he has any comments...”

**SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:**

I make a MOTION to APPROVE with conditions number 1-10 as indicated in the staff report dated August 25, 2025, Application 25 SUB 5 for a 3 lot subdivision of 158 Fitch Hill Road Parcel ID: 055-037-000 in that the application, supporting documents and a plan set 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 8-19-2025” comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

**CONDITIONS:**

Conditions prior to endorsement of final plans:

1. Revise Sheet 3 of 3, Construction Sequence for Soil Erosion and Sediment Controls, Note 1; to add ZEO/WEO to inspect prior to any disturbance.
2. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to endorsement of final plans.
3. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
4. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
5. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
6. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

General conditions:

7. Three (3) sets of paper plans along with mylars that include any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
8. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.
9. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.

Conditions prior to issuance of Zoning Permit for individual lot development:

10. Wetland placards shall be placed by LS at 50' URA on lot 37-1.











