

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Comments and Technical Review
Prepared by Meredith Badaluca on August 26, 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 was published in The Day on 7/9/25 and 7/16/25. The Public Hearing opened on 7/22/25.
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:

Map numbers 2938-2940 were filed on the Land Records on June 10, 2024 which created one additional lot that was conveyed from Zachary Cash to Michael Desautels. This resubdivision was done without PZC approval, therefore not a legal subdivision of land.

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: 029066000, Dated June 10, 2024, Revised August 26, 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.

Per SR 4.7.4, the applicant has provided a revised drainage easement which the Town Attorney will need to review and approve. The Town Attorney has requested a Certificate of Title for review and approval.

Per ZR 4.11.4.1 the applicant has provided a shared driveway agreement for review and approval by the Town Attorney. Staff is waiting on the approval from the Town Attorney.

Staff Technical Review Comments:

1. Per SR 4.7.4, Provide drainage easement and rights to drain documents for review and approval by the Town Attorney. Please see comments from the Town Attorney dated 8/26/25 requesting additional information. All documents shall be reviewed and approved by the Town Attorney.
2. Please provide a shared driveway agreement for review and approval by the Town Attorney per Zoning Regulation Section (ZR) 4.11.4.1. This document has been provided by the applicant and is waiting for review and approval by the Town Attorney.

Agency Comments:

- Town Engineer: Comments dated July 7, 2025 and July 15, 2025 were provided to the applicant to be addressed. Revised plans were received on 8/25/25 and CLA's review comments dated 8/25/25 were provided to the applicant on 8/26/25. The applicant provided revised plans dated 8/26/25 and CLA provided updated comments dated 8/26/25 (attached) which need to be addressed.
- Fire Marshal: Comments dated 6/24/25 "The Fire Marshal's Office has no comment at this time." Please see Deputy Fire Marshal Meigel's recommendations dated 8/25/25.
- 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."
Revised plans were referred on 8/25/25 and there were no additional comments.
- Public Works: See revised comments dated 8/26/25.

Police Department: Comments dated 6/27/25 "The Police Department does not have any comments at this time."
Comments dated 8/25/25 "The Police Department has no comments at this time."
Assessor: See two sets of comments, both dated 7/11/25
Town Attorney: Please see comments dated 8/20/25 and two sets of comments dated 8/26/25.

As there are outstanding staff comments that need to be addressed by the applicant, the applicant has granted an extension to the September 23, 2025 meeting in order to address the outstanding comments. A signed copy of the extension is in the file.

SUGGESTED MOTION TO CONTINUE PUBLIC HEARING TO 9/23/25:

I make a MOTION to continue the Public Hearing for Application 25 SUB 4 for a 4 lot re-subdivision of 257 Chesterfield Road Parcel ID: 029-066-000 to the September 23, 2025 meeting.

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.](#)

CZC Approved Yes No

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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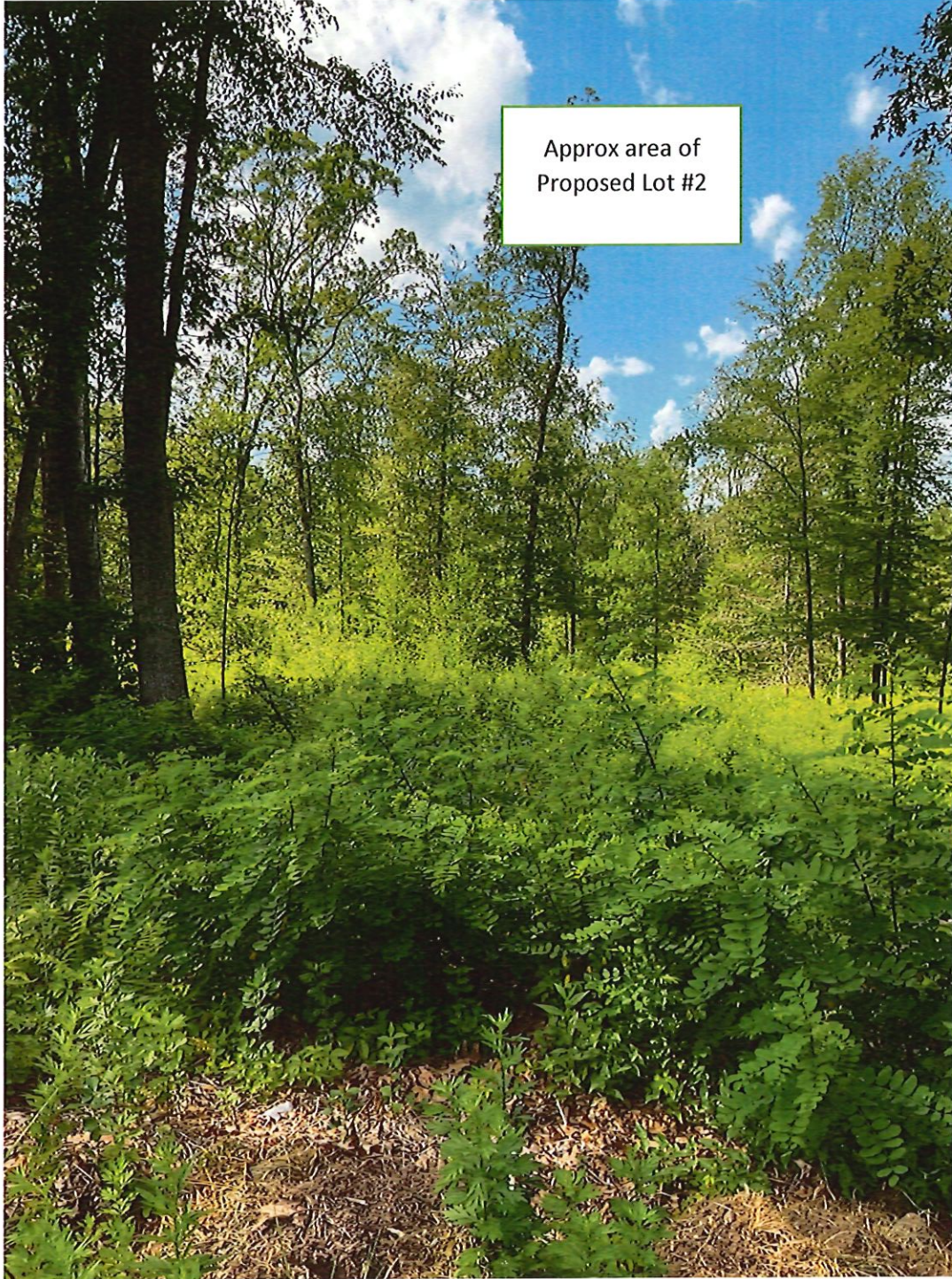
Town of Montville Inspection Report



Town of Montville Inspection Report



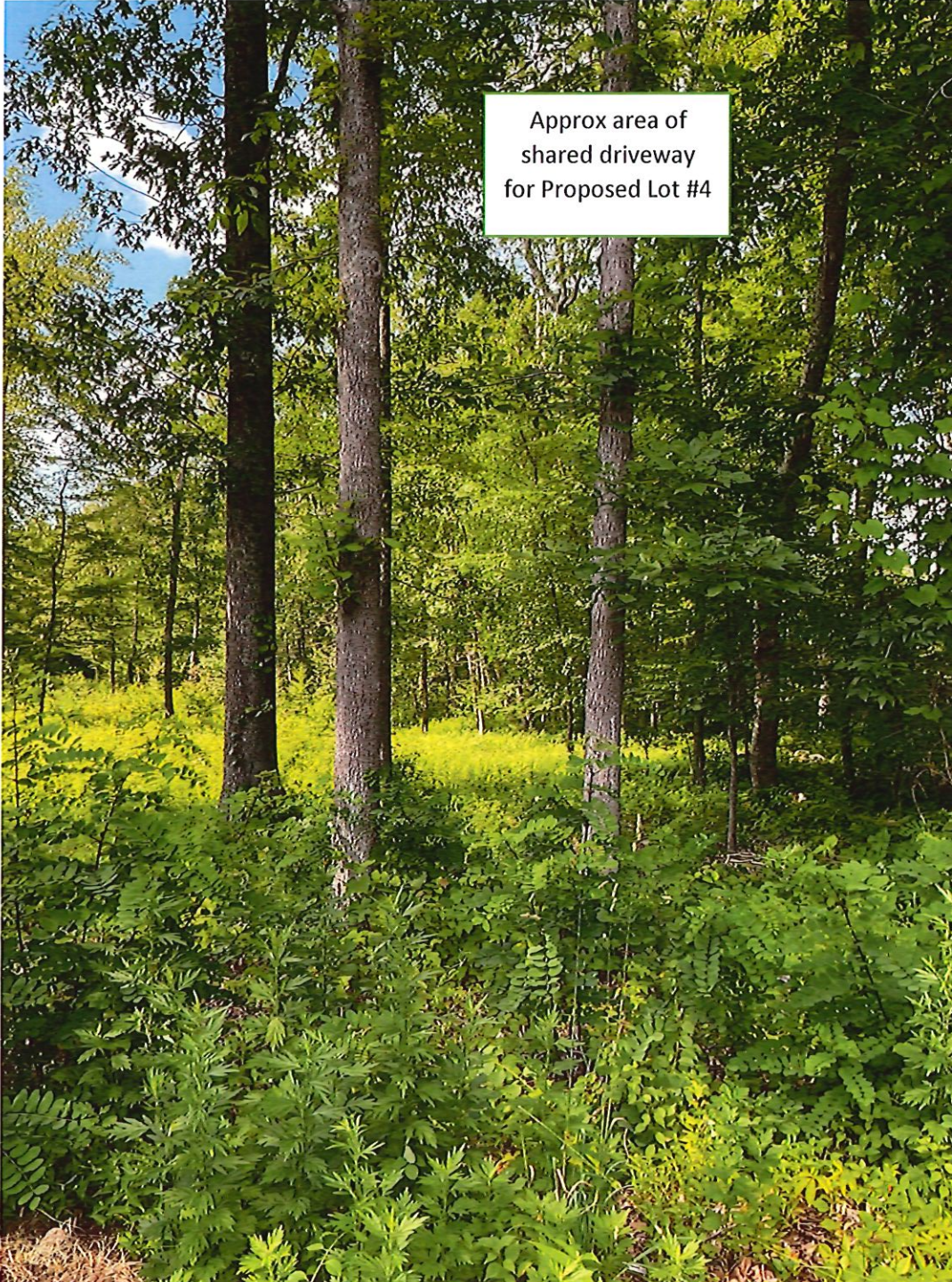
Town of Montville Inspection Report



Town of Montville Inspection Report



Town of Montville Inspection Report



CLA Engineers, Inc.

Civil • Structural • Survey

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

August 26, 2025

Meredith Badaluca, 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 revised resubdivision plan and offer the following comments (previous comments are in *italics*, new comments are in **bold**):

- 1. Please confirm that the current street lines are 25' or more from the Chesterfield Road centerline. Not Addressed. However, the front lot lines do scale to more than 25' from the Chesterfield Road centerline on the plans; the need for property taking is unlikely.*
Addressed by letter from the Surveyor
- ~~2. Please indicate what the new property corner monumentation will be. Addressed~~
- ~~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. Addressed~~
4. Please identify the nature of the fill material and how it was placed, if known. **Not Addressed**
- ~~5. The Lot 3 Zoning Compliance Table does not appear to have the correct proposed lot area. Addressed~~
- ~~6. The limits of the Lot 4 driveway that is restricted to pervious surface only should be clearly depicted on the plans. Addressed~~
7. Please confirm that vehicles can make the turning movements proposed at the shared Lot 3 and Lot 4 driveway. **Not Addressed**

8. *The existing cross culvert at Lot 1 appears to be HDPE not PVC. Addressed on Existing Conditions Plan, but not on the Resubdivision Plan. **Addressed***
9. ~~*Provide sightline demonstrations meeting the Town requirements for each new driveway. **Addressed***~~
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. **Addressed***~~
11. *The underground electric for Lot 1 should be relocated so stormwater discharge doesn't impact the trench/conduit. **Not Addressed.** The proposed flared end unit is now directly over the electric trench. The flared end or electric trench should be relocated to prevent conflict with future drainage maintenance or repairs. **Addressed***
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. **Addressed***~~
13. *Sizing calculations for the preformed riprap scour hole should be provided. **Not Addressed***
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.*
 - **Separate riprap plunge pool & preformed scour hole details are included with different dimensions. One should be selected and sizing calculations provided. **Preformed scour hole detail shown, sizing calculations should be provided.****
 - ~~*The pavement section detail does not meet the Town Road Standards.*~~
17. *A drainage easement and right to drain should be provided over Proposed Lot 1, in favor of the Town of Montville. Rights to drain should be clearly stated in the final easement documents. The Lot 1 legal description should be updated to include reference to the drainage easement and rights to drain. The proposed easement location should be modified so the proposed culvert is centered within the easement. **Not Addressed.***
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.*

New comments

20. *The Lot 1 conceptual house and driveway does not appear to be feasible to construct as depicted. Additional grading, site work, or modifications should be shown to demonstrate that the lot is buildable. **Addressed***
21. *Proposed grading should be shown at the drainage discharge onto Lot 1 to support the back of the proposed catch basin, and ensure adequate cover over the proposed culvert extension. **Addressed***
22. *The drainage discharge on proposed Lot 1 has been shifted closer to #213 Chesterfield Road. There is concern that stormwater may bypass the proposed swale and enter the #213 property. A more well defined swale and riprap armoring, or manhole and culvert extension directing flow to the wetlands should be provided. Provide construction details. **No swale construction details or riprap armoring shown.***

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: [Sherry Pollard](mailto:Sherry.Pollard@montville-ct.org)
To: [Sherry Pollard](mailto:Sherry.Pollard@montville-ct.org)
Subject: FW: 25 SUB 4 - 257 Chesterfield Road
Date: Tuesday, August 26, 2025 2:52:50 PM

From: John Carlson <JCarlson@montville-ct.org>
Sent: Tuesday, August 26, 2025 2:36 PM
To: Meredith Badalucca <mbadalucca@montville-ct.org>; Kyle Haubert <khaubert@claengineers.com>
Subject: RE: 25 SUB 4 - 257 Chesterfield Road

Hello Meredith
Here are my passed comments with new comments in red.

Lot 1

The plan show no details of the catch basins or road elevations to show it will work properly. They need to show that the water will gets to the catch basin from the road. May need curbing to keep rain water from entering the property. **the catch basin detail addressed but will the water from the street reach the catch basin and not enter the property. Concern the water will enter property and head straight to the house foundation. The curbing on each side of the catch basin need to extend out 25'.**

Catch basin should be moved closer to the road. **Catch basin needs to be closer to the road. Front of basin should meet pavement on chesterfield road**

I have a concern about to close proximity the drainage ditch is to the house and well. The plans has terrible details on the elevations of the drainage ditch to the house. **Addressed but not sure if the house is being built at current land elevation or elevation on the plans. At the current land elevation that puts the ditch about 8' below the road. The ditch could end up being around 10' in depth to the road next to the house. Concern about the house foundation being close to the drainage ditch.**

The plans does not reflex the current land elevations of the lot 1. **Not Addressed**

The town need an easement to maintain the drainage in the future.

All lot will need a permit to dig on the town road for sewer connections.

All Lots will need driveway permits.

Thanks

Here is updated comments in red.

Thanks

John Carlson
Director Of Public Works
Town of Montville
860-848-7473

From: [Meredith Badalucca](#)
To: [Meredith Badalucca](#)
Subject: FW: Desautels Resubdivision at 257 Chesterfield Road
Date: Friday, July 11, 2025 10:53:57 AM

From: Carlos Peixoto <cpeixoto@montville-ct.org>
Sent: Friday, July 11, 2025 10:52 AM
To: Meredith Badalucca <mbadalucca@montville-ct.org>; Kristy Kupec <kkupec@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>
Subject: RE: Desautels Resubdivision at 257 Chesterfield Road

Hello,

Please see below.

New Lots	New Address	M/L/B
Proposed Lot #1	219 Chesterfield Rd	029/064/001
Proposed Lot #2	207 Chesterfield Rd	029/065/001
Proposed Lot #3	201 Chesterfield Rd	029/065/002
Proposed Lot #4	197 Chesterfield Rd	029/066/001

Best regards,

Carlos Peixoto
Assistant Assessor, Town of Montville
310 Norwich-New London Tpke.
Uncasville, CT 06382
860-848-3030 ext. 774

From: [Kristy Kupec](#)
To: [Stacy Radford](#); [Meredith Radalucca](#)
Cc: [Carlos Peixoto](#)
Subject: FW: Desautels Re-subdivision at 257 Chesterfield Road
Date: Friday, July 11, 2025 1:51:23 PM

Kristy Kupec, CCMA I

Assessor, Town of Montville
310 Norwich New London Tpke.
Uncasville, CT 06382-2523
860-848-6774

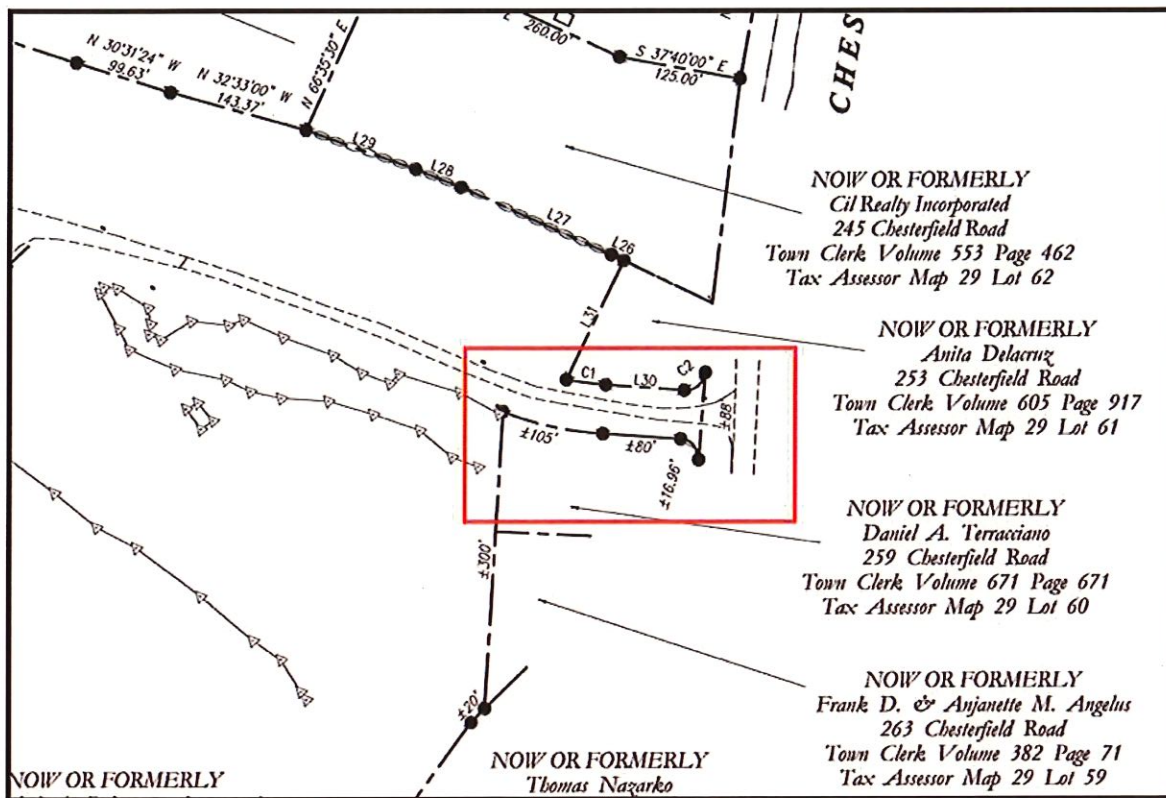
From: Kristy Kupec
Sent: Friday, July 11, 2025 12:04 PM
To: Brian Florek <bflorek@FlorekSurveyingLLC.com>
Cc: Carlos Peixoto <cpeixoto@montville-ct.org>
Subject: RE: Desautels Re-subdivision at 257 Chesterfield Road

No problem.

Quick question –

For the entrance of 257 Chesterfield, do you know where you got the 88'? Our GIS is showing 151' and just wanted to make sure what it should be if you had your info readily available.

Thanks



Kristy Kupec, CCMA I

Assessor, Town of Montville
310 Norwich New London Tpke.
Uncasville, CT 06382-2523
860-848-6774

From: Brian Florek <bflorek@FlorekSurveyingLLC.com>
Sent: Friday, July 11, 2025 11:03 AM

To: Kristy Kupec <kupec@montville-ct.org>
Cc: Carlos Peixoto <cpeixoto@montville-ct.org>
Subject: RE: Desautels Re-subdivision at 257 Chesterfield Road

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kristy,

Thank you—it's much appreciated!

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: Kristy Kupec <kupec@montville-ct.org>
Sent: Friday, July 11, 2025 10:57 AM
To: Brian Florek <bflorek@FlorekSurveyingLLC.com>
Cc: Carlos Peixoto <cpeixoto@montville-ct.org>
Subject: Desautels Re-subdivision at 257 Chesterfield Road

Good morning, Brian,

Below is the assigned addresses / M/B/L for the resubdivision.

New Lots	New Address	M/L/B
Proposed Lot #1	219 Chesterfield Rd	029/064/001
Proposed Lot #2	207 Chesterfield Rd	029/065/001
Proposed Lot #3	201 Chesterfield Rd	029/065/002
Proposed Lot #4	197 Chesterfield Rd	029/066/001

Kristy Kupec, CCMA I

Assessor, Town of Montville
310 Norwich New London Tpke.
Uncasville, CT 06382-2523
860-848-6774

From: [Sherry Pollard](mailto:Sherry.Pollard@montville-ct.org)
To: [Sherry Pollard](mailto:Sherry.Pollard@montville-ct.org)
Subject: FW: 25 SUB 4 - 257 Chesterfield Road
Date: Tuesday, August 26, 2025 11:34:46 AM

From: Meredith Badalucca <mbadalucca@montville-ct.org>
Sent: Tuesday, August 26, 2025 10:34 AM
To: Mike Desautels <desautels_mike@yahoo.com>; Brian Florek <bflorek@FlorekSurveyingLLC.com>
Cc: Sherry Pollard <spollard@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>
Subject: 25 SUB 4 - 257 Chesterfield Road

Comments provided from Town Attorney Rich Cody verbally as their email system is not currently working.

Title to drainage easement shall be free & clear of all encumbrances and the developer must demonstrate by a certificate of title or title insurance policy subject to Town Attorney satisfactory review and approval.

Deed shall be a full warranty deed.

Edit to drainage easement: Add the word "use and" in front of maintenance on paragraph 1, line 3.

Regards,

Meredith Badalucca, CZE0
Assistant Planner
Town of Montville
310 Norwich New London Turnpike
Uncasville, CT 06382
860-848-6779

From: [Meredith Badalucca](#)
To: closings@vonlaw.com; [Mike Desautels](#); [Brian Florek](#)
Cc: [Stacy Radford](#); [Sherry Pollard](#)
Subject: RE: Fw: 25 SUB 4 - 257 Chesterfield Road
Date: Tuesday, August 26, 2025 12:28:33 PM

Good afternoon,

I just spoke with the **Town Attorney, Rich Cody** and he stated that 257 Chesterfield Road and 197 Chesterfield Road will need to be searched. Please note, that 197 Chesterfield Road was created without re-subdivision approval through the Planning and Zoning Commission.

The town will need a clear title to the drainage easement area.

Regards,

Meredith Badalucca, CZE0
Assistant Planner
Town of Montville
310 Norwich New London Turnpike
Uncasville, CT 06382
860-848-6779

From: Stacy Radford <sradford@montville-ct.org>
Sent: Tuesday, August 26, 2025 11:53 AM
To: Meredith Badalucca <mbadalucca@montville-ct.org>
Subject: FW: Fw: 25 SUB 4 - 257 Chesterfield Road

From: Sherry Desloges <closings@vonlaw.com>
Sent: Tuesday, August 26, 2025 11:42 AM
To: Mike Desautels <desautels_mike@yahoo.com>; Sherry Pollard <spollard@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>
Subject: Re: Fw: 25 SUB 4 - 257 Chesterfield Road

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See updated Drainage easement adding the words "use and" in paragraph 1 line 3 as requested.

What is the address we are doing the title search for?

My client has a recorded warranty deed for 197 Chesterfield which is the property he owns.

Please advise as soon as possible.

On Tue, Aug 26, 2025 at 11:03 AM 'Mike Desautels' via Closings <closings@yonalaw.com> wrote:

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Tuesday, August 26, 2025, 10:38 AM, Brian Florek <bflorek@FlorekSurveyingLLC.com> wrote:

Mike,

This comment is for your attorney that prepared the drainage easement.

Brian

From: Meredith Badalucca <mbadalucca@montville-ct.org>

Sent: Tuesday, August 26, 2025 10:34 AM

To: Mike Desautels <desautels_mike@yahoo.com>; Brian Florek <bflorek@FlorekSurveyingLLC.com>

Cc: Sherry Pollard <spollard@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>

Subject: 25 SUB 4 - 257 Chesterfield Road

Comments provided from Town Attorney Rich Cody verbally as their email system is not currently working.

Title to drainage easement shall be free & clear of all encumbrances and the developer must demonstrate by a certificate of title or title insurance policy subject to Town Attorney satisfactory review and approval.

Deed shall be a full warranty deed.

Edit to drainage easement: Add the word "use and" in front of maintenance on paragraph 1, line 3.

Regards,

Meredith Badaluca, CZE0

Assistant Planner

Town of Montville

310 Norwich New London Turnpike

Uncasville, CT 06382

860-848-6779

--

Sherry Desloges, Paralegal for

16 Granite Street

New London, CT 06320

Phone: 860.443.9662 Extension 104

FAX: 860.443-9662

Email: closings@yonalaw.com

www.YonaLaw.com

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