

**TOWN OF MONTVILLE**

**Department of Land Use & Development**

Staff Comments Prepared by Meredith Badaluca on September 19, 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. Extension granted to 9/23/25.

**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 re-subdivision 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 September 10, 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 needs to provide 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.

At the request of the applicant, a meeting was held on September 5, 2025 at 9 am in Room 203 of the Town Hall to discuss outstanding comments from the Town Engineer and Public Works Director. The following individual were present at this meeting: Michael Desautels, applicant; Brian Florek, LS; Joe Wren, PE; Kyle Haubert, PE, Town Engineer; John Carlson, Public Works Director; Stacy Radford, ZEO and myself. This meeting was recorded and the audio can be found on the town website at <https://www.townofmontville.org/resources/meeting-recordings/>.

The applicant's engineer, Joe Wren, indicated in an email dated September 12, 2025 "the drainage report says a 12x14 preformed scour hole but Kyle and I agreed that is way oversized intended more for interstate highway infrastructure so we agreed that an 8x8 preformed scour hole would be more than appropriate for this circumstance." Kyle Haubert of CLA confirmed in an email dated September 12, 2025. Both emails are part of this record.

**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 which needed to be addressed.

The applicant provided revised plans dated 9/10/25, received on 9/15/25. CLA provided comments on 9/15/25 with recommended conditions of approval.

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 9/16/25 "My comments have not changed."  
 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."  
 Comments dated 9/17/25 "Our original comments stand and our staff has spoken with the developer about sewer tie-ins."

Public Works: Comments dated 9/19/25 "No new comments."

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: Provided address and parcel id for new lots on 7/11/25.

Town Attorney: Please see comments dated 8/20/25 and two sets of comments dated 8/26/25.

**SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:**

I make a MOTION to APPROVE with conditions number 1-20 as indicated in the staff report dated September 19, 2025, Application 25 SUB 4 for a 4 lot re-subdivision of 257 Chesterfield Road Parcel ID: 029-066-000 in that the application, supporting documents and a plan set entitled "Desautel's Resubdivision, 257 Chesterfield Road, Montville, Connecticut, Parcel ID: 029066000, Dated June 10, 2024, Revised September 10, 2025" comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

**CONDITIONS:**

Conditions prior to endorsement of final plans:

1. Drainage Easement shall be reviewed and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
2. Certificate of Title shall be reviewed and approved by the Town Attorney.

3. Shared driveway agreement shall be reviewed and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
4. Drainage Easement granted to the Town of Montville shall be accepted by the Town Council.
5. Drainage Improvement Bond in the amount of \$9,500 shall be posted.
6. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to endorsement of final plans.
7. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
8. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
9. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
10. A list outlining any 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.
11. All Town Engineer referral invoices shall be paid pursuant to the Town of Montville Ordinance No. 2007-002.

General conditions:

12. Approved Easement Documents, approved Shared Driveway Agreements and Conditions of Approval shall be filed on the Land Records with the final endorsed mylars.
13. 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.
14. No work shall commence until mylars signed by the Planning and Zoning Commission have been filed on the Town of Montville Land Records.
15. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.
16. The Montville Dept. of Public Works shall be contacted prior to the drainage construction to verify the layout and inspect the work.
17. 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 conveyance of any lot and issuance of Zoning Permit for individual lot development:

18. All public improvements shall be completed. Public Works shall inspect and accept said work prior to completion of an as-built plan.

19. Once public improvements have been accepted by Public Works, an as-built plan certified to Class A-2 accuracy shall be submitted. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plan. Any deviations or omissions must be noted.
20. Wetland placards shall be placed by LS at 50' URA on lot 1 and lot 4.

# CLA Engineers, Inc.

Civil • Structural • Survey

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

September 15, 2025

Meredith Badalucca, Assistant Planner  
Town of Montville  
310 Norwich-New London Tpke., Uncasville, CT 06382  
Via Email: [mbadalucca@montville-ct.org](mailto: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 supporting documents. The Applicant, Surveyor, and Engineer have addressed all previous comments with the revised documents and on the record at the September 5, 2025 meeting. We recommend the following items be included as potential conditions of approval if the commission decides to act in favor of the application.

1. Public Works should be contacted prior to the drainage construction to verify the layout and to inspect the work.
2. CLA recommends that public improvements be completed and accepted by Public Works prior to the sale of any lot.

Thank you for the opportunity to provide this review. Please feel free to call me at our office or email [khaubert@claengineers.com](mailto:khaubert@claengineers.com) with any questions.

Very truly yours,  
CLA Engineers, Inc.



Kyle Haubert, P.E.

**From:** [John Meigel](#)  
**To:** [Sherry Pollard](#)  
**Subject:** RE: 257 Chesterfield Road - New Documents  
**Date:** Monday, August 25, 2025 3:47:09 PM

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The Fire Marshals office recommends that the driveway is wide enough for a fire truck, and the address is clearly labeled from both directions(per town ordinance), and that fire extinguishers are on site at all times during construction and preferable also while residence are occupying it.

John Meigel  
Deputy Fire Marshal

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**From:** Sherry Pollard <spollard@montville-ct.org>  
**Sent:** Monday, August 25, 2025 11:24 AM  
**To:** Kyle Haubert <khaubert@claengineers.com>; Douglas Colter <dcolter@secogct.gov>; Doug Colter <dcolter@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; John Carlson <JCarlson@montville-ct.org>; Alyssa Brochu <abrochu@uncashd.org>; LT David Radford <Dradford@montvillepolice.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>  
**Cc:** Meredith Badalucca <mbadalucca@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>  
**Subject:** 257 Chesterfield Road - New Documents

Good Morning,

Attached hereto, you will find a **Revised** Site Plan dated 8.24.25 and the Sub Division Easement 8.25.25.

This application will be on the August 26<sup>th</sup> PZC agenda. Please provide comments to Meredith & myself in a time frame to allow the applicant to address all comments and allow for a review by all departments.

Thank You

**Sherry Pollard**

Administrative Assistant – Department of Land Use  
Town of Montville  
310 Norwich-New London Tpke, Uncasville, CT 06382  
Telephone: (860) 848-6779

## Sherry Pollard

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**From:** Richard S. Cody <RCody@sswbgg.com>  
**Sent:** Wednesday, August 20, 2025 3:11 PM  
**To:** Sherry Pollard  
**Cc:** Meredith Badalucca; Stacy Radford  
**Subject:** RE: 257 Chesterfield Road  
**Attachments:** Desautels Drainage easement revised.docx

**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

This is consistent with my earlier redlines. There was a word missing and I fixed the formatting.

The Grantor should deliver for our review a certificate of title setting out who has record title to the land, and setting out any encumbrances (like a mortgage) that will need to be subordinated to the easement.

Thanks.

Rich Cody  
*Suisman Shapiro*  
Attorneys At Law  
P.O. Box 1591  
New London, CT. 06320  
(860) 271-2214 direct  
(860) 442-0495 fax  
[rcody@sswbgg.com](mailto:rcody@sswbgg.com)

**From:** Sherry Pollard <spollard@montville-ct.org>  
**Sent:** Wednesday, August 20, 2025 2:11 PM  
**To:** Richard S. Cody <RCody@sswbgg.com>  
**Cc:** Meredith Badalucca <mbadalucca@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>  
**Subject:** FW: 257 Chesterfield Road

Good Afternoon Attorney Cody,

Please review attached easement and advise.

Sherry

**From:** Mike Desautels <[desautels\\_mike@yahoo.com](mailto:desautels_mike@yahoo.com)>  
**Sent:** Monday, August 18, 2025 5:45 PM  
**To:** Stacy Radford <[sradford@montville-ct.org](mailto:sradford@montville-ct.org)>  
**Subject:** Re: 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.

Mike Desautels  
Design View General Contractors LLC  
237 Chesterfield Road  
Oakdale, CT 06370  
(860)912-8303 cell  
<https://link.edgepilot.com/s/8d88b496/KOPiAdQXsEuuOXvQsU7Ylw?u=http://www.designviewllc.com/>

On Thursday, August 14, 2025 at 04:44:44 PM EDT, Stacy Radford <[sradford@montville-ct.org](mailto:sradford@montville-ct.org)> wrote:

Good Afternoon Mike,

Attached hereto please find a red-lined copy of the Drainage Easement forwarded to our office from the Town Attorney, with his changes. In review of our file, it does not appear that we have received the previously requested copy of the drainage map. Kindly provide a copy of same forthwith.

Thank You!

Stacy Radford

Zoning & Wetland Officer – Dept. of Land Use & Development

Town of Montville

310 Norwich-New London Tpke., Uncasville, CT 06382

Telephone: (860) 848-6779

Attached is the revised drainage easement

Thanks

Mike

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

**From:** [Meredith Badaluca](#)  
**To:** [closings@yonalaw.com](mailto:closings@yonalaw.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

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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 Badaluca, CZE***

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

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

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**From:** Sherry Desloges <[closings@yonalaw.com](mailto:closings@yonalaw.com)>  
**Sent:** Tuesday, August 26, 2025 11:42 AM  
**To:** Mike Desautels <[desautels\\_mike@yahoo.com](mailto:desautels_mike@yahoo.com)>; Sherry Pollard <[spollard@montville-ct.org](mailto:spollard@montville-ct.org)>; Stacy Radford <[sradford@montville-ct.org](mailto: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](mailto: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](mailto:bflorek@FlorekSurveyingLLC.com)> wrote:

Mike,

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

Brian

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**From:** Meredith Badalucca <[mbadalucca@montville-ct.org](mailto:mbadalucca@montville-ct.org)>  
**Sent:** Tuesday, August 26, 2025 10:34 AM  
**To:** Mike Desautels <[desautels\\_mike@yahoo.com](mailto:desautels_mike@yahoo.com)>; Brian Florek <[bflorek@FlorekSurveyingLLC.com](mailto:bflorek@FlorekSurveyingLLC.com)>  
**Cc:** Sherry Pollard <[spollard@montville-ct.org](mailto:spollard@montville-ct.org)>; Stacy Radford <[sradford@montville-ct.org](mailto: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

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**Sherry Desloges, Paralegal for**

[Redacted]

**16 Granite Street**

**New London, CT 06320**

**Phone: 860.443.9662 Extension 104**

**FAX: 860.443-9662**

**Email: [closings@yonalaw.com](mailto:closings@yonalaw.com)**

**[www.YonaLaw.com](http://www.YonaLaw.com)**

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# 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.](#)  
Yes No  
CZC Approved

## Comments/Observations

Completed an inspection of property which is subject to a PZC Application for a 4-lot resubdivision.

# 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



# Town of Montville Inspection Report

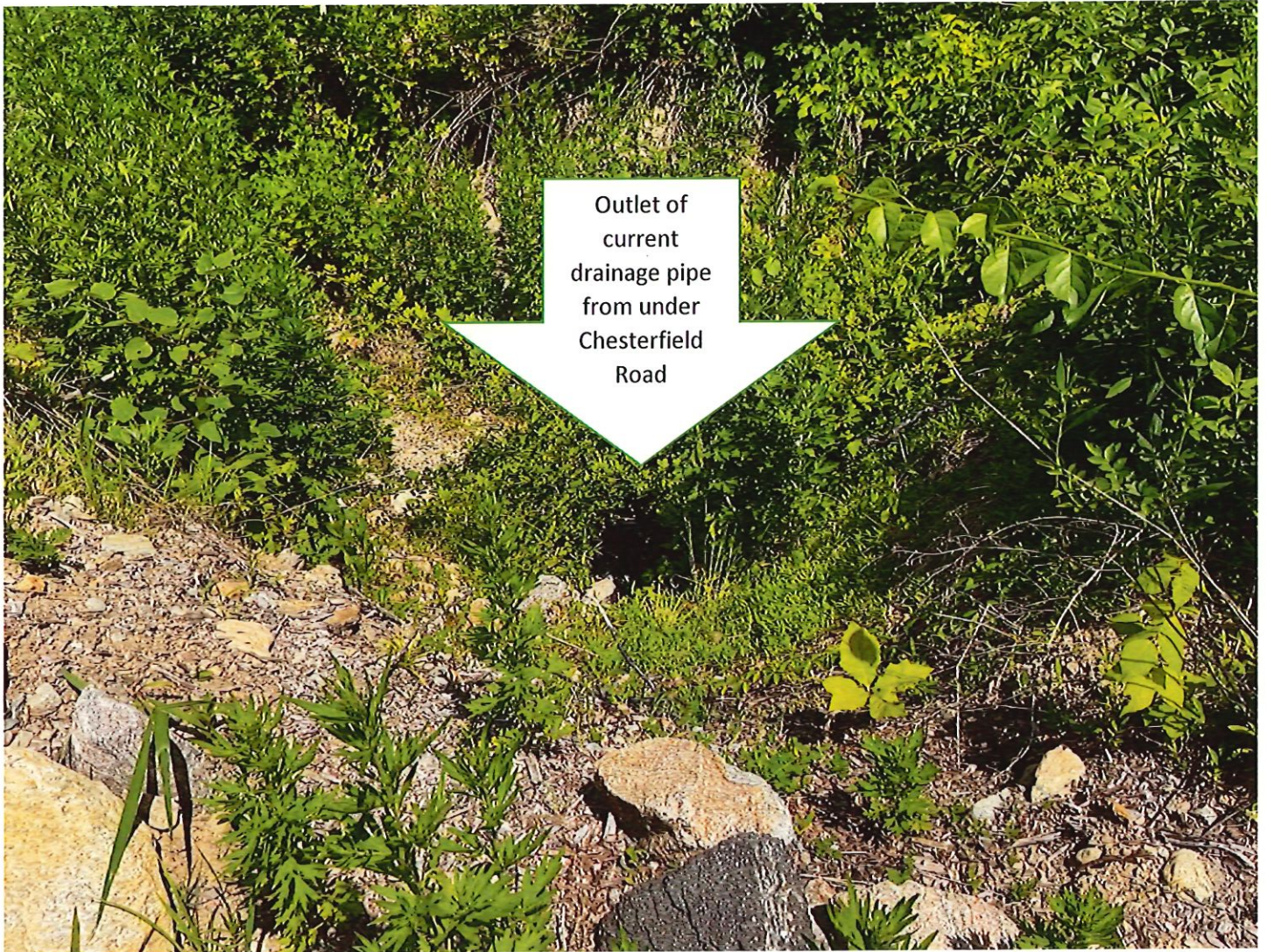


Approx area of  
proposed culvert

# Town of Montville Inspection Report

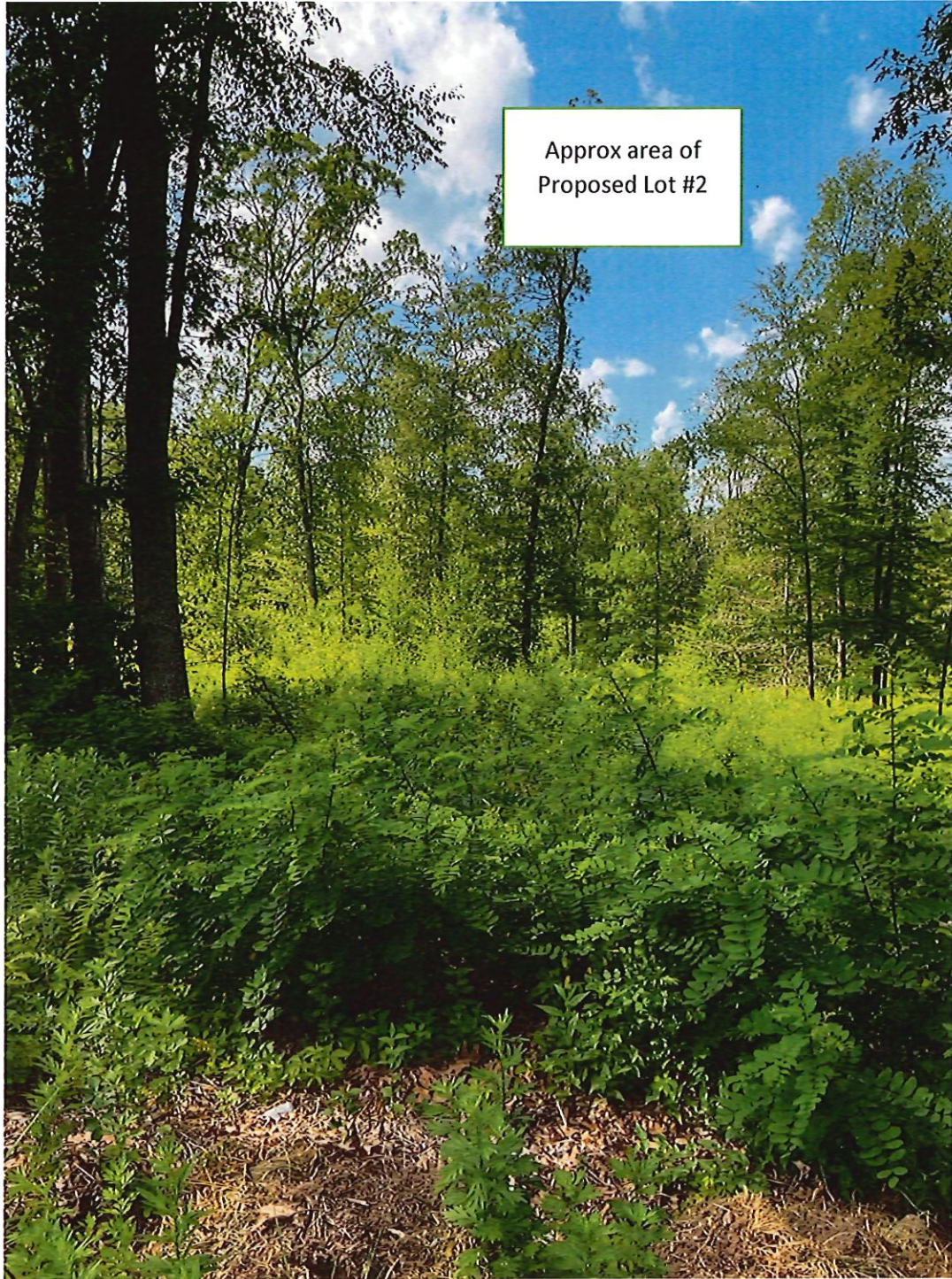


# Town of Montville Inspection Report



Outlet of  
current  
drainage pipe  
from under  
Chesterfield  
Road

# Town of Montville Inspection Report



# Town of Montville Inspection Report



# Town of Montville Inspection Report

