

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
Technical Review/Staff Comments  
Prepared by Meredith Badalucca on September 23, 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, Revised 8/7/25."

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 submitted an application to the Inland Wetlands Commission (IWC) per Subdivision Regulation Section (SR) 3.4.2. The IWC voted to forward a favorable report to the PZC on August 21, 2025. A copy of the letter dated August 22, 2025 is part of the record.

**Technical Review Comments:** My previous comment has been addressed by the applicant.

**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.”

The applicant has provided a note on the revised plan to address the Knox Box and address sign. This parcel has been used as a sawmill since 1983 and the driveway is used by logging trucks per the applicant’s surveyor.

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: Comments dated 8/8/25 “No comments from public works.”  
Police Department: Comments dated 8/4/25 “The Police Department has no comments at this time, after reviewing the current plans, for the meeting.”

**SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:**

I make a MOTION to APPROVE with conditions number 1-10 as indicated in the staff report dated September 23, 2025, Application 25 SUB 6 for a 2 lot subdivision of 71 Moxley Road Parcel ID: 017-012-000 in that the application, supporting documents and a plan set entitled “Resubdivision Plan Prepared for Walter N. Wainwright, Jr., 71 Moxley Road, Montville, CT, Prepared by Advanced Surveys, LLC, Dated 5/2/25, Revised 8/7/25.” comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

**CONDITIONS:**

Conditions prior to endorsement of final plans:

1. 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.
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, if any, 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. Shared Driveway Agreements shall be filed on the Land Records with the final endorsed mylars.
9. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.
10. 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.





