

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

Prepared by Meredith Badalucca on October 24, 2025

Property Address: 47 Sharp Hill Road (023-063-000)
Application: 25 SUB 7 & 25 SP 1
Property Owner: R&N Holding Company, LLC
Applicant: MT Kineo Builders, LLC
LS: John Faulise Jr., LS; Boundaries LLC
Attorney: William R. Sweeney, Esq.
Public Water/Sewer: Individual Wells and Municipal Sewer
Flood Hazard Zone: No
CAM Zone: No
Public Water Supply Watershed: No.
Legal: Submitted to Land Use Dept. on 9/5/25. Date of Receipt by PZC 9/23/25, Public Hearing scheduled for 10/28/25. Public Hearing was noticed in The Day on 10/15/25 & 10/22/25, as required.
Site Inspection: Site visit completed on 8/5/25 by ZEO Radford and myself.
Bond: Estimate shall be provided for review and approval by the Town Engineer.

Proposal: 23 residential lot cluster resubdivision on a new cul-de-sac with open space and stormwater management areas.

Background:

- 1996 – PZC approved with conditions a one lot subdivision to create 40 Carol Drive. This map was never filed on the land records.
- 2012 – PZC approved 2 lot subdivision which created 40 Carol Drive.
- 2016 – PZC approved a 7 lot subdivision. These lots are now known as 45, 48, 49, 52, 53, 56 and 57 Carol Drive.
- 2024 – A boundary line adjustment between 45 Sharp Hill Road and 47 Sharp Hill Road was filed on the land records.

Staff Comments/Review:

The property is located in the R-20 zoning district (Zoning Regulation Section (ZR) 9). The applicant is proposing a cluster development (ZR 16.10) All proposed lots meet the minimum lot size, minimum frontage and setback requirements of ZR 16.10.6 as shown on the Zoning Compliance Table of the plan entitled “Resubdivision Plans Evergreen Hills, 23-lot Residential Resubdivion, 47 Sharp Hill Road, Montville, Connecticut 06382, Prepared for MT Kineo Builders, LLC, Dated July 10, 2025, Revised August 15, 2025”. Cluster developments bulk requirements, frontage, side yards, front yards, and rear yards may be reduced by twenty-five percent. However, no side yard shall be less than ten feet.

This parcel contains wetlands therefore, the applicant has submitted an application to the Inland Wetlands Commission per Subdivision Regulation Section (SR) 3.4.2. The IWC approved with conditions at their August 21, 2025 meeting.

Per SR 4.3.5, the Assessor's office has provided lot numbers and street numbers for the proposed lots. Per SR 4.3.9, the proposed name of the street, Jonathan Way, is substantially different so as not to be confused in sound and spelling with present names in the Town.

A written statement indicating a will serve was provided by the WPCA via an email dated October 1, 2024 per SR 4.7.2.

Per ZR 4.10.2, Minimum lot frontage requirements may be reduced to no less than fifty feet (50') for lots facing a circular turnaround at the end of a dead end street, provided that the frontage required is maintained at the building line. Proposed Lots 12, 13, 14, 15, 16 and 17 all meet this requirement. Per ZR 16.10.6, the frontage may be reduced twenty-five percent (25%). The required frontage in the R20 zone is 80 feet, reduced by 25% is 60 feet.

Staff Technical Review Comments:

1. Per SR 4.3.15 please update plans to include "Passive Solar Energy Techniques as Prescribed by Law Have Been Considered in Development of this Plan".
2. Please provide offers of deed per SR 4.7.4 for review and approval by the Town Attorney.
3. Per SR 4.7.5, please provide copies of all agreements, restrictive covenants, or other documents governing the use, reservation, or maintenance of all land not to be deeded to the Town, if any.
4. Please provide shared driveway agreement per ZR 4.11.4.1 for review and approval by the Town Attorney.
5. Per ZR 4.11.4.5, there shall be a minimum of 1.5 times the front yard setback required in the Zoning District from the front lot line to the principle building. Please revise the Zoning Compliance Table, building setback lines and proposed location of structure (if necessary) for proposed lots 5, 8 and 10.
6. Please revised side yard setback on proposed Lot 1 as it is considered a corner lot by ZR definition "Lot, Corner: A lot or parcel of land abutting on two or more streets at their intersection. The front lot line on a corner lot shall be designated as the lot line opposite the front of the structure.".
7. Pleas revised the rear and side yard setback on proposed Lot 2 per ZR definition "Lot Line, Rear: A rear lot line is any lot line, other than another front lot line on another street, which is the farthest lot line from the street.".
8. Per ZR 16.3.b.3.c. include "The assessor's map, block and lot numbers for the subject property and properties within five hundred feet (500') of the perimeter of the site.
9. Please provided applicable documents per ZR 16.3.6.h, "Covenants and Restrictions: The applicant shall provide the text of any proposed covenants, easements, deed restrictions, and community organizations necessary to assure the fulfillment of the intent and requirements of these Regulations and Final Development Plan as approved.".

10. Per ZR 16.10.1, please provide a copy of the homeowners association's proposed restrictive covenants for the common open space land.
11. Please revise Zoning Compliance Table to indicate correct reduced frontage requirement for a Cluster Development.
12. Please revise the shared driveway for proposed lots 5, 8 and 10 to not encroach on proposed lot 9.
13. Please revise site plan to show proposed structures within setback requirements. Proposed lots 1, 2 and 13 show decks and/or stairs outside setbacks.

Agency Comments:

Town Engineer: See Comments dated 10/1/25
 Fire Marshal: Referred 9/8/25
 Building: Comments dated 9/15/25 "The Building Official has no comment on the residential site plan for the subdivision."
 Uncas Health: Comments dated 9/9/25 "These sites are proposed to be served by sewer and on-site wells. All well permits will need to be submitted by a licensed well driller and be at a minimum of 25' to the proposed sewer line."
 WPCA: Comments dated 9/11/25 "The Utility Note on Sheet 8 indicates a 5' separation between water and sewer. It needs to be 10'."
 Public Works: Comments dated 10/1/25 "At this time I have nothing to add to Kyle's comment for this new subdivision."
 Police Department: Comments dated 9/8/25 "The Montville Police Department doesn't see anything of concern on the plans. We do ask that when the project is started, if there is any "construction" necessary, involving Sharp Hill Rd, that all traffic control be brought to the Montville Police Department for guidance."
 Assessor: See comments dated 9/23/25
 Town Attorney: Referral will be sent when required documents are provided.