

**TOWN OF MONTVILLE
LAND USE AND DEVELOPMENT OFFICE
310 Norwich-New London Turnpike, Uncasville, CT 06382**

Prepared by Meredith Badalucca, Asst. Planner on November 14, 2025

Property Address: 1604 Old Colchester Road, Parcel ID: 050-017-000, Oakdale, CT

Application: 25 SITE 9

Applicant/Owner: Perry Waite

Land Surveyor: Ryan J. Cheverie, LLS, CLA Engineers, Inc.

Lot Size: +/- 1.08 Acres (46,873 SF)

Zoning District: R-80

Public Water/Sewer: No. On-site well and septic system.

Wetlands/Watercourses: No.

Flood Hazard Zone: No.

CAM Zone: No.

Public Water Supply Watershed: No

Proposed Public Improvements: No

Site Inspection: Performed by myself and ZEO Radford on November 14, 2025. See attached photos.

Legal: Submitted to Land Use Dept. on 11/7/25. Date of Receipt by PZC: 11/18/25.

Decision Required Date: 1/22/26.

Proposal: The applicant is proposing to construct a 40' x 60' (2,400 sq. ft.) Quonset Hut.

Staff Comments: This parcel was created in 1968 as part of the Freyer Subdivision. It is currently improved with a single-family dwelling, detached 20' x 24' garage and 30' x 12' shed.

The application is for the construction of a 40' x 60' (2,400 sq. ft.) accessory structure. Per Zoning Regulation Section 4.2.2, accessory buildings over 1,200 sq. ft. require the approval of the Planning and Zoning Commission. The location of the proposed structure meets the requirements of the R-80 zoning district.

4.2.2 Applications for permitted single-family dwellings, two-family dwellings, accessory buildings (not to exceed 1,200 sq. ft.), inground swimming pools, additions or reductions to such buildings (not to exceed 1,200 sq. ft.) on any residential lots and accessory buildings or expansions of; or additions to other existing conforming commercial and industrial uses provided that such building or expansions do not exceed one thousand square feet (1,000 sq. ft.), and such other uses as herein prescribed by these Regulations, may be approved by the Enforcement Officer provided they meet the requirements of these Regulations and do not affect the number of parking spaces, stormwater flow or stormwater quality. The Enforcement Officer may require an appropriate plan prepared, signed and sealed by a licensed land surveyor or registered professional engineer to ensure compliance with these Regulations. The Enforcement Officer may further require that location markers for the building foundation be set by a

licensed land surveyor in accordance with the plot plan prior to commencement of construction.

Agency Comments:

- Building: Comments dated 11/12/25 “The Building Official has no adverse comments. A building permit is required for this structure.”
- Uncas Health: Comments dated 11/13/25 “No comments from Uncas Health District. A b100a application was previously submitted for this and approved on Municipality on 9/29/25.”
- Fire Marshal: Comments dated 11/12/25 “The Fire Marshal's office doesn't have objections to the Hut. As the Fire Marshals' office can't take any enforcement action on private residences' property, we would like to know what the hut's intended use is for pre-planning emergencies on the property. We ask that the residence have a fire extinguisher mounted on a wall in the building and kept clearly accessible at all times, just in case of emergencies.”

SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:

I make a MOTION to APPROVE Application 25 SITE 9 to construct a 40'x 60' (2,400 sq. ft.) Quonset Hut as an accessory structure to the single-family residence in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled “Existing Site Plan, 1604 Old Colchester Road, Oakdale, CT 06370, Prepared by CLA Engineers, Inc. Dated October 2025.”.



Approximate location of proposed Quonset Hut



Looking from proposed location towards Old Colchester Rd.

