



# Town of Montville, Connecticut

## Department of Land Use & Development

Planning & Zoning  
Inland Wetlands & Watercourses  
Economic & Community Development



### Technical Review Comments Prepared August 18, 2026 by Meredith Badalucca

**Property Address:** 211 Chapel Hill Rd (028-008-000)  
**Application:** 26 SUB 1  
**Property Owner:** Andrew A and Margo Z Myers  
**Applicant:** Andrew Meyers  
**Engineering Firm:** Wentworth Civil Engineers LLC – Wes Wentworth, P.E.  
**Lot Size:** 37.01 acres  
**Zoning District:** R80  
**Public Water/Sewer:** No  
**Proposed Public Improvements:** Deeded road widening strips  
**Legal:** Submitted to Land Use Dept. on 8/7/26. Date of Receipt by PZC 8/25/26, Decision Required Date – 10/29/26.  
**Site Inspection:** Needs to be completed. Additional comments may follow after inspection.  
**Proposal:** Two (2) Lot Subdivision  
**Background:** To be updated once requested information is provided by applicant.

**Staff Comments/Review:** The applicant is proposing to create an additional building lot. The original lot is currently 37.01 acres with 592 +/- feet of frontage. The proposed Lot 1 will be 31.07 acres with 205.75 feet of frontage. The proposed Lot 2 will be 5.884 acres with 360 feet of frontage. Both lots would meet the R80 requirements of 80,000 square feet, 180 feet of frontage and front/rear yard setback of 50 feet and side yard setback of 20 feet.

There are wetlands on the property. Therefore, per Subdivision Regulation Section (SR) 3.4.2 an application has been made to the Inland Wetlands Commission for review.

### **Technical Review Comments:**

1. Please confirm this is a subdivision. When did the free split occur and have there been any additional lots created since the free split?
2. Please provide new legal descriptions for both lots. Although this is not a requirement of our current regulations, it prevents issues when lots are sold and deeds are filed with incorrect information.
3. Please provide documentation required in SR 3.4.3 that the New London Dept. of Public Utilities and the Commissioner of Public Health have been notified.
4. Please see Assessor Comments 1 dated 8/17/26 and include on plan per SR 4.3.5.
5. Provide all existing buildings and stone walls (if applicable) per SR 4.3.6.
6. Include the requirements of SR 3.7, 4.3.13, 4.3.14, 4.3.15 and 4.5.1a (9) on the signature block. Signature block is only required on the cover sheet.

7. Show all wells and septic systems on adjacent properties per SR 4.6.6.
8. Show all wetlands per SR 4.6.7.
9. Provide offers of deed for road widening strips per SR 4.7.4.
10. General Notes on Sheet S-3, please reference most recent Connecticut Guidelines.

**Agency Comments:**

|                    |                                                                                         |
|--------------------|-----------------------------------------------------------------------------------------|
| Town Engineer:     | Referred 8/10/26                                                                        |
| Assessor:          | See comments dated 8/17/26                                                              |
| Building:          | Comments dated 8/10/26: "No comment from the building department at this time."         |
| Fire Marshal:      | Referred 8/10/26                                                                        |
| Uncas Health:      | Letter dated                                                                            |
| Police Department: | Comments dated 8/17/26: "The Montville Police Department has no comments at this time." |
| Public Works:      | Referred 8/10/26                                                                        |