



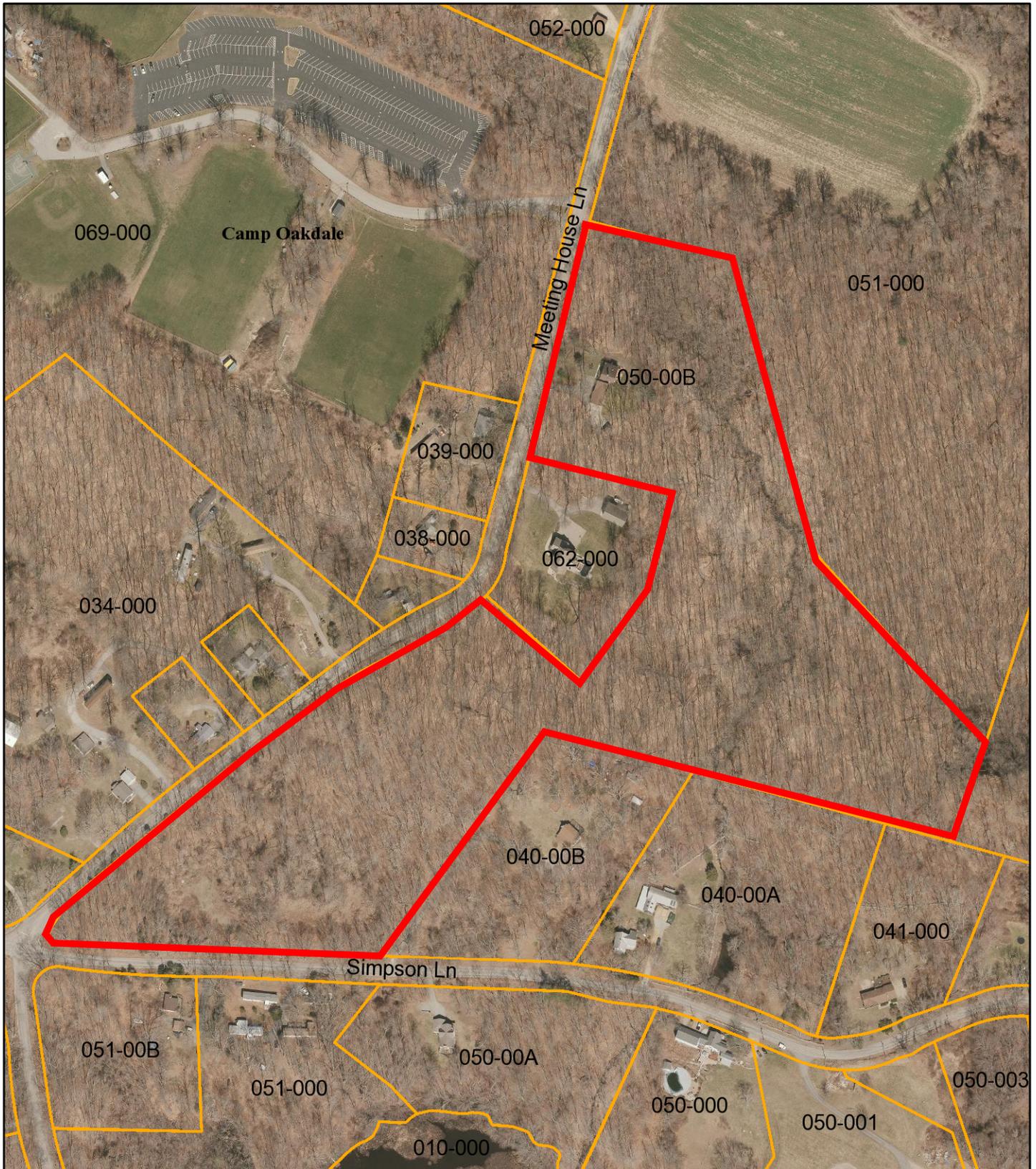
# Tringe Resubdivision 167 Meetinghouse and Simpson Lane

Montville, CT

1 inch = 280 Feet



August 25, 2020



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# Tringe Resubdivision 167 Meetinghouse and Simpson Lane

## Zoning



1 inch = 280 Feet



August 25, 2020



Legend		Zoning	
	Parcel Lines		OS
			R120
			R40
			R80

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Project: Tringe 1 lot Resubdivision  
Public Hearing Date-8/25/2020

### **General Information**

**Applicant: Robert A. & Judith M. Tringe**

#### **Representatives:**

Legal: Heller, Heller & McCoy  
Engineer: Advanced Survey's LLC  
Surveyor: Richard Deschamps

**Requested Action:** ReSubdivision Approval

**Purpose:** Creation of a one lot resubdivision

**Location:** 167 Meeting House Lane and Simpson Lane (Map 46 Lot 50B)

#### **Existing Land Use, Acreage, Zoning and Applicable Zoning Sections:**

- Residential
- 22.45 acres
- R-80 Zone
- Section 7 (R-80)
- Section 17 (Site Plans)

### **Background Information**

Property has frontage on both Simpson Ln and Meetinghouse Lan with over 22 acres. Wetlands are scattered throughout the property.

### **Analysis**

**Inland Wetlands Commission:** Awaiting IWC approval there was no quorum at last meeting

**Uncas Health:** Approved with condition that proposed lot 50B-02 will require a septic system design from a licensed surveyor or professional engineer and may require additional test holes at the time the system is designed.

### **Planning Review:**

The proposed activity is for the creation of 1 lot. The access will be on Simpson Lane and create a 3.71 acre lot with the remaining existing lot of 18.74 acres.

### **Staff Recommendations**

Staff recommends approval. The application has satisfied the Requirements of Section 7 (R-80 Zone) of the Zoning Regulations and the Subdivision Regulations.

Draft Motion for Approval:

The Commission finds that the subdivision plan meets the requirements of Section 7 of the Zoning Regulations and the Subdivision Regulations and approves the re-subdivision plan of Robert A. and Judith M Tringe as shown on the plans titled “Resubdivision Plan Prepared for Robert A. Tringe & Judith M. Tringe 167 Meetinghouse Lane & Simpson Lane Boundary –Topography – Lot Layout Prepared by Advanced Surveys LLC Pages 1-2 dated 2/8/2020”

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void. The applicant may re-file another application review. The conditions of approval are:

1. The ZEO must be contacted 24 hrs prior to start of construction.
2. An E&S Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit.
3. Proposed lot 50B-02 will require a septic system design from a licensed surveyor or professional engineer and may require additional test holes at the time the system is designed.
4. Prior to the signature of the Chairman the applicant shall submit digital data to the office as required by Section 3.9 of the Subdivision Regulations
5. This approval is valid for five (5) years from the date of approval. The applicant may request extensions for a period not exceeding ten (10) years from date of approval.



August 20, 2020

Colleen Bezanson  
Assistant Planner/ GIS Specialist  
Town of Montville  
310 Norwich New London Turnpike  
Uncasville, CT. 06382

Re: Tringe resubdivision, 167 Meeting House Lane

Dear Ms. Bezanson:

I have reviewed the above resubdivision plan and found that both lots meet the requirements of the CT Public Health Code for subsurface sewage disposal.

Proposed Lot 50B-02 will require a septic system design from a licensed surveyor or professional engineer and may require additional test holes at the time the system is designed.

Sincerely,

A handwritten signature in blue ink that reads "Michael J. Kirby". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael J. Kirby, R.S.  
Chief Environmental Sanitarian