

Town of Montville Subdivision/Resubdivision Application

Assessors Map 46 Lot 50B Acres 22.45 Zoning District R-80 # of lots 1

Project address 167 Meetinghouse Lane Subdivision Name Tringe Resubdivision

Resubdivision only:

Name of original Subdivision Tringe Subdivision

Date of Commission Approval Circa June, 2001

Property owner name Robert A. Tringe and Judith M. Tringe

Property owner address 167 Meetinghouse Lane Oakdale, CT 06370

Applicant name Robert A. Tringe and Judith M. Tringe

Applicant address 167 Meetinghouse Lane Oakdale, CT 06370

Applicant:

Telephone (860) 334-0621 Fax N/A Email N/A

Engineer name: Advanced Surveys, LLC.

Telephone (860) 267-5979 Fax (860) 267-5979

Email rick.deschamps.ls@gmail.com

Lawyer name: Heller, Heller & McCoy

Telephone (860) 848-1248 Fax (860) 848-4003

Email hwellermccoy@sbcglobal.net

- | | | | |
|-----------------------------------|---|--|-------------------------------------|
| Regulated wetlands | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no | |
| Public water supply watershed | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| Community well system | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| Flood plain | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | Flood zone <input type="checkbox"/> |
| Municipal water | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| Individual well | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no | |
| Subsurface sewage disposal | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no | |
| Municipal sewer | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| Coastal management area | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| Ct General Stormwater | | | |
| Quality permit | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| Army Corps of Engineers | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| Water diversion permit | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| Dam permit | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| Subject to a conservation | | | |
| restriction and/or a preservation | | | |
| restriction | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| State Traffic Commission permit | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| DOT encroachment permit | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |
| Waiver requested | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | |

Regulation section _____

Erosion & sediment control bond \$2,000.00

Performance/Road bond \$ N/A

The subdivision application must be submitted with the following approvals and or documents if applicable:

- Permit from the Inland Wetlands & Watercourses Commission or subdivision sign off – **Subdivision review application submitted.**
- N/A Approval letter from the Water Pollution Control Authority
- N/A Approval letter from the appropriate Water Authority
- Approval letter from the Uncas Health District
- N/A Bond estimate
- Erosion & sediment control narrative
- N/A Drainage calculations
- N/A State of Ct. Real Estate Conveyance Tax Return – OP236
- N/A Transfer of Title Deed
- N/A State of Ct. DOT District II approval
- N/A Copy of Ct. Department of Health notification if project is within a public water supply watershed

Applicant Signature Robert A. Tringe Date: July 17, 2020
Robert A. Tringe

Applicant Signature Judith M. Tringe Date: July 17, 2020
Judith M. Tringe

Owner Signature Robert A. Tringe Date: July 17, 2020
Robert A. Tringe

Owner Signature Judith M. Tringe Date: July 17, 2020
Judith M. Tringe

TRINGE RESUBDIVISION

Subdivision Review Checklist

- The original and one (1) copy of a complete and correct subdivision/resubdivision application, collated and stapled.
- Letter of authorization from the property owner, authorizing agent to act on their behalf.
- Check/money order made payable to *Town of Montville* in an amount equal of fifty dollars (\$50) per lot in the proposed subdivision or fifty dollars (\$50) whichever is larger. In the case of a resubdivision, the fee shall be based on the number of new lots created; however, in no case shall the fee be less than fifty dollars (\$50). In addition, if a Public Hearing is required, an additional two hundred dollars (\$200) shall be due (plus the State of Connecticut fee in the amount of sixty dollars (\$60)).
- N/A An estimate of the costs for public improvements and E & S improvements proposed for the subdivision, and basis for same.
- N/A Where applicable, written copies of all agreements or other documents governing the use, reservation or maintenance of all land(s) whether or not to be deeded to the Town.
- N/A Submission, in cases where drainage systems are proposed to be constructed, of a narrative report including all calculations used in the drainage design.

This checklist, completed by the applicant, must accompany the application.

- Ten (10) prints of the plan in ONE (1) of the following sizes:
36" x 24" **OR** 24" x 18" **OR** 18" x 12"
- All prints shall have ½ inch border on three sides and a 2" border on the left side (fold plans).

Information to be included on the subdivision/resubdivision plan

- The name of the subdivision/resubdivision placed in the lower right hand corner of the plan. In addition, the name and address of the subdivider and owner of the property, scale, date of preparation, revisions should be there as well (title block).
- Scale of at least 1" = 100', or 1" = 40', or 1" = 20'.
- North point. The top of the sheet should be north, if practical.
- Name, Connecticut registration number and seal of the land surveyor and/or engineer. Cover sheets must contain a live seal.
- Key map at scale not smaller than 1" = 1000' as an insert map on boundary plan. Include existing roads and watercourses within 2000'.

- Boundaries, dimensions and acreage of the property to be subdivided.
- Boundaries of properties and names of property owners within one hundred (100) feet of the proposed subdivision.
- Locations and designations of all wetlands, watercourses and rock out-croppings.
- Lot boundaries, dimensions, bearings, angles and areas in square feet (lot areas may be shown in tabular form on the same sheet).
- All existing buildings, pipe markers and any other physical evidence concerning property boundaries. When new markers are established, they shall be referenced to established points of the Connecticut Coordinate System, unless the applicant can show, in writing and to the satisfaction of the Commission, that such reference would be an unreasonable hardship because of distance or topographic problems.
- N/A Locations of all existing and proposed easements, rights-of-way, drainage rights and open spaces.
- Location of street rights-of-way, bearings, curve data, including arc length, radii and central angles, street names, pavement widths, stations along center lines at 100-foot intervals, and locations of sidewalks and street pavement within the rights-of-way.
- N/A The proposed name of each street. Street names shall be substantially different so as not to be confused in sound and spelling with present names in the town, except that streets that join or are in alignment with streets on abutting or neighboring property shall bear the same name.
- Contour lines at five-foot intervals. Elevations shall be referenced to U. S. Geological survey datum.
- Locations of proposed property line monuments and markers (monuments at front corner of lots).
- N/A Show location of base flood (100-year storm) elevation data for that portion of the subdivision located within "A Zones" on the flood hazard boundary map or Flood Insurance Rate Map for Montville.
- Signature blocks shall be located along the right border of the plan. Refer to the subdivision regulations for all required signatures and statements.
- Where applicable, a construction plan, as specified in the subdivision regulations.
- Erosion and sediment control plan in conformance with standards prescribed in erosion and sedimentation control handbook of the Soil Conservation Service and the Subdivision Regulations. Plan should be designated on sheet including construction plans, where applicable.

- Deep test pits and percolation test holes in tabular form on plan; including date tests were witnessed by Health Director's Agent and who witnessed same.
- Locations of proposed principal buildings, driveways, water supplies and sewerage disposal systems shall be shown on all lots containing wetlands, water courses, slopes in excess of ten percent, ledge outcrops or shallow to bedrock soils in order to permit the Commission to determine that the proposed lot can accommodate the intended use.
- N/A Location of proposed underground utilities. The Commission may approve above ground locations where physical conditions make underground installation impractical.
- N/A All road, sewer, and drainage design must conform to Town specifications. Please refer to the Subdivision Regulations to insure that your application meets all applicable design requirements.

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)

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Mary Gagne O'Donal (hbm-mary@sbcglobal.net)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

July 17, 2020

Town of Montville Planning and Zoning
Commission

Attention: Ms. Marcia Vlaun, Director of
Planning

310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: Proposed 1 lot resubdivision of Robert A. Tringe and Judith M. Tringe
167 Meetinghouse Lane, Montville, Connecticut

Dear Marcia:

I submit herewith, on behalf of our clients, Robert A. Tringe and Judith M. Tringe, a resubdivision application for approval of a one (1) lot resubdivision of property located at the intersection of the southeasterly line of Meetinghouse Lane with the northerly line of Simpson Lane in the Town of Montville.

Submitted herewith and constituting the application for subdivision approval are the following:

1. Original and nine (9) copies of the Subdivision Application.
2. Original and nine (9) copies of the Subdivision Checklist.
3. Authorization signed by Robert A. Tringe and Judith M. Tringe authorizing the law firm of Heller, Heller & McCoy to act as their agent in the promulgation of this resubdivision application before the Town of Montville Planning and Zoning Commission.
4. Ten (10) prints of the project plans entitled "Resubdivision Plan Prepared For Robert A. Tringe & Judith M. Tringe #167 Meetinghouse Lane & Simpson Lane Montville, Connecticut Conceptual Development Plan – E&S Controls Project No. 20-028 Drawn By: R.A.D. Date: 2/08/20 Scale: 1" = 20' Sheets 1 of 2 and 2 of 2 Advanced Surveys,

Town of Montville Planning and Zoning Commission
July 17, 2020
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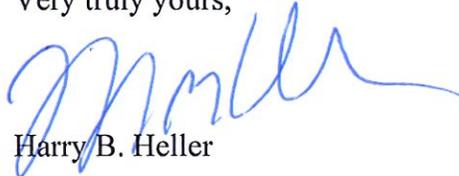
LLC. 25 Apple Lane, Colchester CT 06415 Phone & Fax (860) 267-5979”.

5. Our check in the amount of \$310.00 payable to “Town of Montville” representing payment of the application fee for the resubdivision application.

Request is hereby made that this matter be placed on the agenda of the meeting of the Town of Montville Planning and Zoning Commission on August 25, 2020.

Should you have any questions concerning the application or need any additional information, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb
enclosure

AUTHORIZATION

We, **ROBERT A. TRINGE AND JUDITH M. TRINGE**, the owners of property located at 167 Meetinghouse Lane in the Town of Montville, County of New London and State of Connecticut hereby authorize the law firm of Heller, Heller & McCoy to file applications with the land use boards, commissions, agencies and authorities of the Town of Montville in conjunction with the resubdivision of property located at said real property and in conjunction with future development of such real property. Such applications shall include (i) an application to the Town of Montville Inland Wetlands and Watercourses Commission for subdivision review pursuant to Section 8-26 of the Connecticut General Statutes and (ii) a resubdivision application to the Town of Montville Planning and Zoning Commission, each in accordance with plans entitled "Resubdivision Plan Prepared For Robert A. Tringe & Judith M. Tringe #167 Meetinghouse Lane & Simpson Lane Montville, Connecticut Boundary – Topography – Lot Layout & Conceptual Development Plan – E&S Controls Project No. 20-028 Drawn By: R.A.D. Date: 2/08/20 Scale: 1" = 80' & 1" = 40' Sheets 1 of 2 and 2 of 2 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT 06415 Phone & Fax (860) 267-5979".

Robert A. Tringe and Judith M. Tringe hereby further authorize the law firm of Heller, Heller & McCoy and the surveying firm of Advanced Associates, LLC to represent our interests in all proceedings before the applicable land use boards, commissions, agencies and authorities of the Town of Montville in conjunction with any and all such resubdivision applications.

Dated at Montville, Connecticut this 17th day of July, 2020.



Robert A. Tringe



Judith M. Tringe