



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Technical Review Comments Prepared September 17, 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., Soil Scientist
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. The IWC forwarded a favorable report to the PZC at its August 20, 2026 meeting.

During the IWC review, WEO Radford requested further clarification from the Applicant that the installation of the pipe and rip rap along the driveway would not affect the upland review area to the North side of the property. The Applicant provided the following response: “The culvert design and installation including limits of disturbance will not extend into or have an effect on the uplands review area on the north side of the driveway. The proposed limits of clearing correlate with the proposed limits of disturbance. If there is a concern of proximity to the uplands review area, we would be glad to have a condition of approval require the proposed limits of clearing be flagged by a licensed land surveyor to ensure proper location.” Although not required by the IWC, as they cannot condition a favorable report, the revised plans indicate that the clearing limits shall be staked out by a Licensed Land Surveyor prior to the start of work for individual lot development.

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? [Confirmed via email dated 8/25/26](#)
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. [Mentioned to Attorney McCoy on 9/15/26.](#)
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. [Sent Certified Mail on 8/24/26.](#)
4. Please see Assessor Comments 1 dated 8/17/26 and include on plan per SR 4.3.5. [Addressed on plans.](#)
5. Provide all existing buildings and stone walls (if applicable) per SR 4.3.6. [Addressed](#)
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. **Per SR 3.7, a line for the Inland Wetlands Chair needs to be added.**
7. Show all wells and septic systems on adjacent properties per SR 4.6.6. [Addressed on plan.](#)
8. Show all wetlands per SR 4.6.7. [Addressed on plan.](#)
9. Provide offers of deed for road widening strips per SR 4.7.4. **Town Attorney and applicant's attorney are working on language.**
10. General Notes on Sheet S-3, please reference most recent Connecticut Guidelines. [Addressed on plan.](#)

Additional Comments:

11. Please revised the label "Proposed Taking Area A" and "Proposed Taking Area B" to stated "Area to be conveyed to the Town of Montville".
12. Sheet S-2 the label of the side yard setback is 15'. Please correct to 20'. This does scale as 20'.

Agency Comments:

Town Engineer:	See comments dated 8/25/26
Assessor:	See comments dated 8/17/26
Building:	Comments dated 8/10/26: "No comment from the building department at this time."
Fire Marshal:	Comments dated 9/3/26: "No comments from the FMO at this time."
Uncas Health:	See Letter dated 8/6/26.
Police Department:	Comments dated 8/17/26: "The Montville Police Department has no comments at this time."
Public Works:	Comments dated 9/10/26: "No Comment on 26 SUB 1 – 211 Chapel Hill Road."
Town Attorney:	See comments dated 9/16/26