

**Town of Montville Planning & Zoning Commission**  
**Site Plan or Special Permit Application**

Site Plan Number 22 SITE 1 Plan Date \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Special Permit Fee paid \$210.00 Revision \_\_\_\_\_  
✓ 1062

Assessors Map 070 Lot 010-000  
 Project Address 245 Route 32

Name of Applicant John Eoanou - Western Group, LLC  
 Address of Applicant 338 Westport Rd, Wilton, CT  
 Project Name Wilton's Way 22 Unit Condominium Development  
 Tel # \_\_\_\_\_ Cell# (203) 254-9052  
 Fax # \_\_\_\_\_ Email eoanouJ@yahoo.com  
 Name of Property Owner See above  
 Name of Attorney \_\_\_\_\_  
 Tel # \_\_\_\_\_ Cell# \_\_\_\_\_  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 Name of Engineer Fuller Engineering & Land Surveying - Douglas Reich, RLA  
 Tel # (203) 333-9465 Cell# \_\_\_\_\_  
 Fax # \_\_\_\_\_ Email doug@land-es.com

Zoning District C-1/Rt 32 OZ Lot Size 1.83 Total Acres 1.83  
 Yes  No **Regulated Wetlands** Acreage 0 Permit Date \_\_\_\_\_  
 Yes  No Flood Plain Flood Hazard Area \_\_\_\_\_  
 Yes  No A-2 Survey Name of Surveyor Fuller Engineering & Land Surveying, LLC  
 Building size 22,727 s.f. Total Building height \_\_\_\_\_  
 Number of acres to be disturbed 1.5  
 Applicable Zoning Regulation(s) Sections 3, 4, 10, 14.a, 15, 16, 17, 18  
 Project description 22 unit condominium development with parking, stormwater, sewer, site utilities, and landscaping.

This project will use:  
 Septic system  Municipal sewer  
 Individual well  Public water supply well  SCWA well  Municipal water

Yes  No This project is located in a **Public Water Supply Watershed**  
 Yes  No This project has received approval from the Uncas Health District  
 Yes  No This project has received approval from the appropriate Water Authority

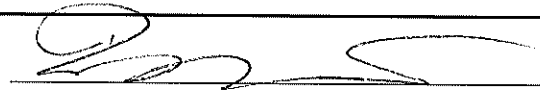
**\*\* Attach Copy of All Approvals**



Yes  No This project requires a State General Stormwater Quality Permit.  
 Registration # \_\_\_\_\_  
 Yes  No This project requires a permit from the Army Corps of Engineers.  
 Yes  No This project requires a Water Diversion Permit.  
 Yes  No This project requires a Dam Permit.  
 Yes  No This property is subject to a Conservation Restriction and/or a  
 Preservation Restriction. If yes, attach a copy of certified notice.  
 Yes  No Drainage calculations submitted:  
 Date 2022-01-25 Rev. date \_\_\_\_\_ Rev. date \_\_\_\_\_

Yes  No This project requires a OSTA (Office of State Traffic Commission)  
 Permit.  
 Yes  No This project requires a DOT Encroachment Permit.  
 Yes  No The plan has been submitted to the DOT District 2 Office.  
 Number of parking spaces provided 51  
 Number of vehicle trips per day generated by this project TBD

Yes  No A determination of applicability of of the following Zoning Regulations  
 Sections Sections 3, 4, 10, 15, 16, 17, 18

Signature of Applicant  Date 1/25/22  
 Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

**OFFICE USE ONLY**

Review	Date Sent	Date Received
Town Engineer		
Uncas Health District		
Fire Marshal		
Building Official		
Mayor		
WPCA		
DOT District 2		
N.L. Water		
Other		

Date of Receipt \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_ Date Hearing Closed \_\_\_\_\_  
 Date of Extension #1 \_\_\_\_\_ Date of Extension #2 \_\_\_\_\_ Terminal Date \_\_\_\_\_

## Meredith Badalucca

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**From:** Doug Reich <doug@land-es.com>  
**Sent:** Thursday, January 27, 2022 4:23 PM  
**To:** Meredith Badalucca  
**Cc:** Tiffany E. Williams; Liz Burdick; eoanouj@yahoo.com  
**Subject:** RE: 245 Route 32  
**Attachments:** Special-Permit-Application REVISED 2022-01-27 pg 1.pdf

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Meredith,

Per my conversation with Liz, please see the attached revised application corrected with the following:

1. Changed the application to Site Plan.
2. Corrected the address to 245 Route 32
3. Revised the zoning district from C-1 to C-1/Rt 32 OZ
4. Added zoning regulation section 14.a

Also, it appears that this project does not meet the OSTA permit requirements as previously checked on page two of the application.

If you need anything else, please let me know.

Thank you!

**Douglas R. Reich, RLA**

**The Quill Group**

Atlantic Consulting & Engineering, LLC

*Architectural, Geo-technical, Structural, Building including Mechanical, Electrical, & Plumbing*

Fuller Engineering & Land Surveying, LLC

*Civil Engineering, Landscape Architecture, Surveying*

Fairfield Testing Laboratories, LLC

*Materials Testing, Inspection, & Certifications, Special Inspections*

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**From:** Meredith Badalucca <mbadalucca@montville-ct.org>  
**Sent:** Wednesday, January 26, 2022 1:46 PM  
**To:** Doug Reich <doug@land-es.com>