

**TOWN OF MONTVILLE**  
**OFFICE OF THE PLANNING DIRECTOR**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
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**MEMORANDUM FOR THE RECORD**

March 22, 2022 PZC Meeting  
Prepared by *Liz Burdick*, Planning Director  
Revised on 3/22/2022

**Property Address:** 245 Norwich-New London Turnpike (CT Rte. 32), Uncasville, CT  
**Application:** PZ #22SITE 2  
**Applicant(s):** Western Group, LLC, John Eoanou, Member  
**Property Owner(s):** Western Group, LLC, John Eoanou, Member  
**Attorney:** N/A.  
**Engineer:** Douglas Reich, RLA, Fuller Engineering & Land Surveying  
**Land Surveyor:** Kevin M. Crowley, R.L.S.

**Lot Size:** 1.83-acres (79,715SF)  
**Lot Frontage:** 197.30 LF on CT Rte. 32  
**Zoning District:** C-1 and Route 32 Overlay Zone (OZ)  
**Public Water/Sewer:** Yes.  
**Wetlands/Watercourses:** Yes.  
**Flood Hazard Zone:** No.  
**CAM Zone:** No.  
**Public Water Supply Watershed:** No.  
**Proposed Public Improvements:** Yes. State of CT Encroachment Permit required.  
**Legal:** Date of Receipt by PZC: 02/22/2022. Decision Required Date (DRD): 4/28/2022.  
Tabled from the 2/22/22 meeting.

**EXISTING CONDITIONS:** 245 Route 32, Uncasville, CT is developed with an existing single-family residence.

**PROPOSAL:** Applicant states "22-Unit condominium development with parking, stormwater, sewer, site utilities, and landscaping." The existing house, which is not on the National, State or local inventory of historic places, is now proposed to be demolished.

**IN REVIEW:**

**INLAND WETLANDS COMMISSION:** The Montville Inland Wetlands Commission, on 3/17/22, approved with conditions regulated activities associated with the project.

**UNCAS HEALTH DISTRICT:** Per comments of Michael Kirby, RS, Chief Environmental Sanitarian, dated January 31, 2022, "Prior to demolition of the garage, an asbestos inspection must be completed. If asbestos is found, then an abatement must be conducted" (Condition of any Approval). Revised plans sent 3/14/22.

**STATE OF CT DEPT. OF HEALTH:** N/A.

**TOWN ENGINEER:** See comments dated 3/14/22.

**BUILDING DEPT.:** No comments to date.

**FIRE MARSHAL:** See comments dated 1/28/22,

**WPCA:** See comments dated 03/14/22. (Condition of any Approval).

**STCT DOT:** Encroachment permit for work in the State CT Right of Way required and *preliminary approval shall be submitted as part of this application.* Preliminary letter received 03/14/22.

**BOND:** A soil erosion and sediment control bond estimate in the amount of \$27,258 has been reviewed and approved by the Town Engineer.

**PLANNER STAFF COMMENTS:** Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Zoning Improvement Location & Topography Plan, 245 Norwich-New London Turnpike (Rt. 32), Montville, CT, Prepared for Western Group, LLC, Prepared by Fuller Engineering and Land Surveying, dated 7 January 2022, Rev. 03/08/22.

1. Sheet "Zoning Improvement Location Plan" - Delete zoning compliance table on this sheet. It is located properly on Sheet C-2.1
2. Sheet C-2.1 - Revise sheet to identify space in front of garage as 1 parking space.
3. Sheet C-3.1 – Note 4 – Add zoning dept. & fire marshal's office.
4. Sheet C-3.2 – Note 4 – add zoning dept. & fire marshal's office. Note 5 - Reference 2002 CT E & S Guidelines.
5. Sheet C-6.1 to 6.3 – Add notes regarding maintenance of drainage structures to the plan in addition to Appendix O of the Engineering Report.
6. Sheet C-4.1 (E & S Control Plan) – Any future construction staging areas (office trailer, laydown, etc.) shall require review and approval by the Zoning Official or Planning Director. Condition of approval.
7. Sheet C-5.1 – Revise title to "Landscape & Lighting Plan." Cond. Of Approval.
10. ZR Sec. 17.3 (GIS) – Digital data in accordance with this section shall be provided to the Planning Office prior to issuance of any zoning permit to start work. Condition of Approval.
16. ZR Sec. 19 (Signs) – Proposed complex sign on the face of the decorative wall requires review & approval of its size by the Zoning Official (zoning permit). Condition of Approval.

**PLANNER RECOMMENDATION:** Approve with conditions.

**SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:**

**I make a MOTION to APPROVE Application PZ #22SITE2 for a 22-unit multi-family development and associated site improvements in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Zoning Improvement Location & Topography Plan, 245 Norwich-New London Turnpike (Rt. 32), Montville, CT, Prepared for Western Group, LLC, Prepared by Fuller Engineering and Land Surveying, dated 7 January 2022, Rev. 03/08/22."**

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.** All outstanding comments of Planning Director Burdick in this staff report dated 3/22/22, Town Engineer Cummings in his report dated 3/14/22, Fire Marshal Barnes in his report dated 1/28/22, WPCA Superintendent Albertson in his report dated 3/15/22 (Rec. 3/21/22) and Uncas Health District Chief Sanitarian Kirby in his report dated 1/31/22 (copies attached) shall be addressed prior to issuance of a zoning permit to start work.
- 2.** Final revised plan sets, along with a digital copy of the final plan, shall be submitted to the Planning Dept. & shall be signed and sealed by P.E. & L.S
- 3.** An approved Zoning Permit is required prior to the start of any work.
- 4.** Prior to the issuance of a zoning permit to start work, a Soil Erosion & Sediment Control Bond in the amount of \$27, 258.00 must be posted in a form acceptable to the Finance Director.
- 5.** All requirements of the State DOT shall be addressed and an approved State of Connecticut DOT Encroachment Permit is required prior to the issuance of a zoning permit to start work.
- 6.** A separate application shall be submitted for future proposed complex sign on the face of the decorative wall requires review & approval of its size by the Zoning Official (zoning permit
- 7.** The ZEO must be contacted and a pre-construction meeting shall be held at least 24- hours prior to start of any work. Soil Erosion and Sediment Controls shall be installed and inspected by the ZEO prior to the start of any work.
- 8.** After work has commenced, any substantive changes to the approved site plan require review and approval by the Planning Director and/or the Planning & Zoning Commission.
- 9.** Post-Construction Requirements as follows:

After construction is completed, it shall be the responsibility of the Owner to maintain all drainage structures as shown on Plan Details and in the Engineering Report dated 1/25/22, revised 30/08/22. In addition, the following inspection and maintenance shall be the responsibility of the Owner, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter:

- a.** Inspect every six (6) months during the first year of operation and adjust the Inspection Interval based on previous observations of sediment accumulation and high water elevations.
- b.** Conduct jetting and vactoring annually or when inspection shows that maintenance is necessary.
- c.** Drainage and other Paved Areas: Inspect on a regular basis not to exceed weekly for litter and debris. Sweep at least twice a year, with the first occurring as soon as possible after first snowmelt and the second not less than 90 days following the first.
- d.** Catch Basin Sumps: Inspect semi-annually and cleaned when the sump is one half full of silt and/or debris.
- e.** Landscaped Areas: Inspect semi-annually for erosion or dying vegetation. Repair and stabilize any bare or eroded areas and replace vegetation as soon as possible.