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April 25, 2022

Town of Montville Planning and Zoning Commission  
Attention: Ms. Elizabeth Burdick, Director of Planning  
310 Norwich-New London Turnpike  
Uncasville, Connecticut 06382

Re: Application of Village Apartments, LLC for Site Plan Approval in Conjunction with the Expansion of Village Apartments Located at 232 Norwich-New London Turnpike, 15 Jerome Avenue and 82 Jerome Road, Montville, Connecticut

Dear Liz:

In response to prior site plan review comments with respect to the above referenced application, I forward herewith ten (10) copies of the Applicant's response to Zoning Regulations Section 17.6 evaluation criteria delineating the manner in which this development, and the site development plan for the project, complies with the requirements of Section 17.6 of the Montville Zoning Regulations. Please note that, attached to the response is the revised Erosion and Sediment Control Bond (including improvements within the public right of way of Jerome Avenue) in the amount of \$106,230.00.

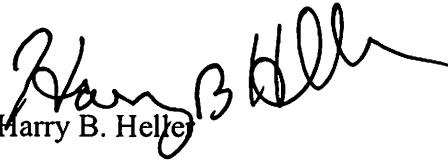
As you are aware, the Applicant is continuing to address review comments received from both CLA Engineers, Inc. (the Town's consulting engineers) as well as Planning staff. Comments will not be fully addressed by the scheduled April 26, 2022 meeting.

We therefore request that the Montville Planning and Zoning Commission again table this matter at the April 26, 2022 meeting and continue the same to the May, 2022 regular meeting to be held on May 24, 2022. Since we are at the end of the statutory time period for the Commission to render a decision with respect to this application, the Applicant hereby grants the Town of Montville Planning and Zoning Commission a thirty (30) day extension of the statutory time period within which a decision must be rendered. This extension is granted pursuant to the authority contained in Section 8-7d of the Connecticut General Statutes.

Town of Montville Planning and Zoning Commission  
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April 25, 2022  
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Should you have any questions or need anything further, please feel free to contact the undersigned.

Very truly yours,

  
Harry B. Heller

HBH/smr  
Enclosures

**APPLICATION OF VILLAGE APARTMENTS, LLC TO  
TOWN OF MONTVILLE PLANNING AND ZONING COMMISSION**

**RESPONSE TO SECTION 17.6 ZR SITE PLAN REVIEW CRITERIA**

This memorandum is intended to address the site plan review criteria contained in Section 17.6 of the Montville Zoning Regulations in order to ensure that the site plan complies with the specific review criteria contained therein. The review criteria will be presented numerically as contained in Section 17.6.1 thru Section 17.6.10 of the Montville Zoning Regulations with the applicant's response contained in italics addressing each site plan review criteria:

17.6.1 Any proposed structures and uses shall be designed and located on the property so that there will be adequate access for emergency vehicles.

*The Village Apartments multi-family housing complex is currently improved with Building 1 and Building 2 containing, in total, fifty-four (54) residential apartment units. The project is currently accessed by a single access drive extending easterly from Jerome Road. The proposal pending site plan review before the Montville Planning and Zoning Commission is to add an additional one hundred sixty (160) residential units. In conjunction therewith, the applicant is proposing to combine the existing site with the parcel known as 232 Norwich-New London Turnpike (also owned by the applicant) and a parcel designated as 15 Jerome Avenue (owned by the applicant's affiliate, Connecticut Multifamily Equities II, LLC). In conjunction with the development initiative, a new primary means of ingress and egress will be created by the extension of a project driveway through and across the property located at 15 Jerome Avenue. These site plan components will vastly improve both access to the improved site as well as make provision for a more rapid response time for emergency vehicles to the property. It should be noted that the new access on Jerome Avenue has better sight line and intersection alignment than the existing access drive on Jerome Road. The circulation pattern for vehicular movement on site has been designed to insure that Montville fire and emergency vehicles can access all proposed buildings on the project site.*

17.6.2 The street serving the proposed use shall be adequate to safely carry the vehicular traffic generated by the proposed activity, and there will be provisions for entrance and exit points which will not create a traffic hazard or undue traffic congestion.

*The proposed project entrance on Jerome Avenue is located 300 feet westerly from Connecticut Route 32, an arterial highway within the Montville highway system, carrying traffic in a north-south orientation. The development of the private roadway system within the project provides easy access to Route 32; and, as stated above, will reduce the demand on the existing driveway at 82 Jerome Road which is located in close proximity to the intersection of Jerome Road with Jerome Avenue at an intersection point with both horizontal and vertical alignment which is inferior to the new access drive. Both Jerome Road and Jerome Avenue are local streets within the Town of Montville highway system and carry minimal amounts of traffic. With two access points; i.e. on Jerome Avenue and Jerome Road, the improved site provides for a dispersion of traffic on two local roadways thereby minimizing the impact of additional traffic on either street. Since both streets operate at orders of magnitude below the maximum carrying capacity of either*

*street, there will be no adverse impact to the free flow of traffic, and no propensity for traffic congestion resulting from the development of the site as proposed.*

17.6.3 All proposed traffic access ways are adequate, but not excessive in number; adequate in width, grade, alignment, and visibility; adequate in distance from street intersections, places of public assembly and other access ways; adequate in design for other similar safety considerations.

*As depicted on the grading and drainage plan, the proposed access from Jerome Avenue to the project site will be constructed at an approximate 2 percent grade. The vertical alignment, horizontal alignment and sight line at the intersection of the proposed new primary access drive and Jerome Avenue is excellent. It is far superior to the existing access drive at 82 Jerome Road. While both access drives will continue to be maintained, the new access drive on Jerome Avenue will provide a safe, convenient and efficient means of ingress to and egress from the proposed project which can only lessen the burden on the access to 82 Jerome Road. Two primary means of ingress to and egress from the project promotes efficient traffic circulation within the project and enhances the safety of all residents residing in the multifamily residential project. There are no places of public assembly in proximity to the site.*

17.6.4 Adequate off-street parking and loading spaces shall be provided to prevent on-street traffic congestion and the interior circulation system shall provide safe and convenient access to all required off-street parking.

*In conjunction with the submission of the site plan application for the development of this project, the applicant has submitted a parking analysis prepared by Loureiro Engineering Associates, Inc. The parking plan evidences the fact that sufficient, but not excess, parking is provided in order to meet the needs of this multi-family residential project. The applicant notes that the parking requirements contained in Section 18 of the Montville Zoning Regulations are excessive based upon the needs of the project. Compliance with the euclidian parking parameters would result in an over parking of the project creating excessive amounts of impervious area and creating additional, unnecessary, stormwater runoff. While Montville has opted out of (or is in the process of opting out of) the maximum parking limitations contained in Public Act 21-29 adopted by the Connecticut legislature, the parameters set forth in that legislation are instructive. They reflect a legislative determination (after study) of the anticipated parking needs of multi-family residential developments. It should be noted that the parking provided in the proposed site development plan for Village Apartments – Phase III is consistent with the parameters contained in Public Act 21-29. By providing means of access to the project site both from 82 Jerome Road and 15 Jerome Avenue, traffic circulation within the project is enhanced compared to that which exists today.*

17.6.5 The general landscaping of the property shall comply with the appropriate sections of these regulations; existing trees will be preserved to the maximum extent possible; and parking and service areas shall be suitably screened at all seasons of the year from view of adjacent residential districts.

*A comprehensive Site Planting Plan has been incorporated into the vernacular of the project and is contained on Sheet 8 of 14 of the site development plan submitted for approval by the Montville Planning and Zoning Commission. In reviewing the same, the Planning and Zoning Commission should be cognizant of the fact that there is a wooded area along the wetland riparian corridor on the west side of the project site which is not proposed to be disturbed as a result of the development of this project. The existing wetland corridor, vegetated with mature growth, provides a more than adequate buffer from the residences located along Jerome Road. Notwithstanding the fact that the property to the north is currently unimproved, the Site Planting Plan provides a significant buffer of proposed planted vegetation which will provide more than adequate screening and buffering to comply with the requirements of the Montville Zoning Regulations. The same situation is extant with respect to the property of Ang Lesslida Lao located both northerly and easterly of the project site. The Site Planting Plan also incorporates vegetative buffers at both the easterly and westerly limits of the existing property known as 15 Jerome Avenue. In total, the site plan is well vegetated and not only complies with the specific requirements for buffering contained in the Montville Zoning Regulations, but also represents a recognition on behalf of the applicant and the applicant's design engineer that it is important to provide vegetation in order to render the development of the site consistent with and complementary to its neighbors.*

17.6.6 Lighting from the installation of outdoor lights and illuminated signs will be properly shielded so that such lighting does not adversely affect abutting property or public streets.

*No illuminated signs are proposed with respect to this project. All lighting (both free standing lights and building security lighting) will be shielded fixtures with down lighting in order to prevent migration of light beyond the limits of the property boundary. The plantings, as depicted on the site planting plan, have been incorporated to, inter alia, shield abutting properties from any perceived adverse impacts resulting from site lighting.*

17.6.7 Development of the property should preserve to the maximum extent possible, sensitive environmental land features such as areas of steep slopes, wetlands, large bedrock outcrops, scenic views and historically significant features.

*No scenic views or historically significant features have been identified with respect to the subject property. While there are large bedrock outcrops, the removal of those outcrops is necessary in order to render the site suitable for development as contemplated by the site development plan and in a manner consistent with the parameters of the Town of Montville Overlay Zone. The westerly periphery of the project site is encumbered by a watercourse and a riparian wetland system associated with that watercourse. The applicant has submitted an application to the Town of Montville Inland Wetlands and Watercourses Commission to conduct very limited activities in upland review areas adjacent to this wetland system. Those activities have been reviewed by the municipal inland wetlands and watercourses agency and were determined not to have a significant adverse impact on wetlands and watercourses. As such, the permit application has been approved by the Inland Wetlands and Watercourses Commission.*

17.6.8 The proposed site plan should be in general conformance with the intent of the Montville Plan of Conservation and Development.

*The Future Land Use Plan, incorporated as Figure 41 into the 2022 Montville Plan of Conservation and Development designates the area of the project site as a "Housing Investment Area". The plan implementation section of the Plan of Conservation and Development designates housing investment areas as areas designated within the sewer district boundaries for higher density development. A further goal is enunciated as the diversification of housing. The plan charges the Planning and Zoning Commission to allow on a long-term basis, for the development of diverse housing types, including affordable housing, to help address identified housing needs. There is an identified housing need for multi-family dwelling units throughout Southeastern Connecticut. The development of this project is entirely consistent with those goals enunciated in the 2022 Plan of Conservation and Development.*

17.6.9 In those cases where a development proposal must be reviewed by other local, state and federal agencies, the Commission will give due consideration to any report(s) presented to it by these agencies.

*Duly noted. The project has been submitted to the municipal inland wetlands and watercourses commission which has issued a permit to conduct regulated activities in upland review areas in conjunction with the development of the project. That permit has been forwarded to the Town of Montville Planning and Zoning Commission. In addition, this project will be served by both municipal water and municipal sewer services. The project has been reviewed by the Town of Montville Water Pollution Control Authority and a determination has been made that the Montville Wastewater Treatment Plant and the Montville water system each have adequate availability in those systems to serve the project. Before construction of the project commences, the project will further require (i) an OSTA permit for a major traffic generator and (ii) registration under the Connecticut General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities.*

17.6.10 The Commission may require a bond estimate as part of the submission of a site plan application, which estimate shall separately state the cost for public improvements to be conveyed to or controlled by the Town; and erosion and sedimentation control measures. All aspects of bond posting, release and administration shall be governed by Section 15.4 of these Regulations.

*There are only minimal public improvements proposed in conjunction with the development of this project.*

*Loureiro Engineering Associates, Inc. has prepared an Erosion and Sediment Control Bond Estimate for the project as well as for minor improvements in the municipal right of way at the intersection of the new project drive with Jerome Avenue. The Erosion and Sediment Control Bond Estimate, including site improvements within the Jerome Avenue right of way in the amount of \$106,230.00 is attached hereto and hereby made a part hereof.*