

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779
Email: lburdick@montville-ct.org

MEMORANDUM FOR THE RECORD

April 26, 2022 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
on 4/26/22

Property Address: 82 Jerome Rd, 15 Jerome Ave, and 232 Norwich-New London Turnpike (State Route 32)
Application: PZ #22SITE1 for site plan review/approval.
Applicant(s): Village Apartments, LLC
Property Owner(s): Village Apartments, LLC (82 Jerome Rd & 232 Rte. 32) and Connecticut Multifamily Equities II, LLC (15 Jerome Ave).
Attorney: Harry B. Heller, Esq., Heller, Heller & McCoy
Engineer: Seamus Moran, P.E., Loureiro Engineering Associates
Legal: Submitted to Planning Dept. on 01/12/22. Date of Receipt by PZC: 1/25/22. Decision Required Date: 03/30/22. Application tabled from the 3/22/22 meeting (extension granted). **Attorney Heller for Applicant request dated 4/26/22 to table to the application to the May 24, 2022 regular meeting of the PZC and grants a (27-day) extension of time to do so.**

NEW PLANNER STAFF COMMENTS:

Please be advised of the following comments with regard to my review of the revised plan set entitled "Site Development Plan, Village Apartments – Phase III, New Multi-family Apartment Buildings, 15 Jerome Avenue, 82 Jerome Road and 232 Route 32, Dated March 11, 2021, Revised 3/15/22" and response comments from Attorney Heller, dated 04/25/22:

- In review, a narrative dated November 15, 2021 addresses compliance with ZR Section 15.2 (Special Flood Hazard Area Requirements).
- In review, the Utilities Report dated November 15, 2021 addresses the adequacy of existing water & sewer service providers to serve the project.
- Outstanding - The Commission shall consider the general objectives in ZR Section 17.6. Applicant should address in writing and submit as part of the application.
- Outstanding - ZR 17.6.10 – Submit SESC bond estimate for review/approval by Town Engineer. Town Engineer, in his memo dated 4/13/22 has requested detailed backup for this estimate.
- Outstanding - ZR 18.16.2 – Consider fencing screening on 15 Jerome Ave. adjacent to existing residential single-family dwelling. Staff recommends adding a solid decorative fence in addition to proposed landscaped buffer as approved by the Town Planner or Zoning Official. Possible condition of any approval.
- ZR Sec. 17.6 (Site Plan Review Criteria) has been addressed in response comments of Attorney Heller dated 4/25/22.
- ZR Sec.17.4.10 – OSTA application. Before construction of the project commences, the project will further require (i) and 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. Condition of any approval.

- ZR Sec. 18.3 - The Commission shall approve the Parking Plan dated November 15, 2021. See response comments of Attorney Heller dated 4/25/22. Condition of any approval.
- Survey Note 6 has been revised to state that the address of the properties when merged will be coordinated with the Montville Tax Assessor. Condition of any approval.
- ZR Sec. 17.3.1 (GIS). The Applicant shall provide digital data per this section for the final approved site plans prior to issuance of a zoning permit to start work. Condition of any approval.
- A lot line adjustment (merger) plan shall be filed on the Land Records in the office of the Town Clerk prior to issuance of a zoning permit to start work. Condition of any approval.

IN REVIEW:

INLAND WETLANDS COMMISSION: On 2/18/22, the IWC approved with conditions the regulated activities associated with the project. The site plan revised to 3/15/22 has been revised to address.
UNCAS HEALTH DISTRICT: Comments dated 1/18/22 shall be addressed as a condition of any approval.

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

TOWN ENGINEER: Revised comments dated 4/13/22 shall be addressed by the Applicant.

FIRE MARSHAL: Comments dated 1/25/22 have been addressed per email dated 1/27/22.

BUILDING DEPT.: No comments received to date.

WPCA: Approval comments dated 01/19/22.

STCT DOT: N/A.

OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA): Yes. The plan requires review by OSTA due to proposed 268 new parking spaces. Copy of OSTA application pending.

STCT DEEP: A General Stormwater Quality Permit is required subsequent to local approval. Condition of approval.

BOND: Soil Erosion & Sediment Control bond estimate requires revisions per Town Engineer comments date 4/13/22. A bond estimate in the amount of \$106,230 for review and approval by the Town Engineer.

PLANNER STAFF RECOMMENDATION: *Make a MOTION to accept the Applicant's granting of an extension of time and table Application #PZ 22SITE1 to the May 24, 2022 regular meeting of the Commission.*