



May 16, 2022

Town of Montville, CT
Office of the Planning Director
310 Norwich-New London Turnpike
Uncasville, CT 06382

Attn: Liz Burdick

RE: Village Apartments, LLC
82 Jerome Road, 15 Jerome Ave, and 232 Norwich-New London Turnpike
(CT Route 32)
PZ#22SITE1 Site Plan application

Dear Ms. Burdick:

Loureiro Engineering Associates, Inc. (LEA) is in receipt of the Memorandum for the Record, prepared by you to the Planning and Zoning Commission, dated April 18, 2022 regarding the Site Plan application for 82 Jerome Road, 15 Jerome Ave, and 232 Route 32.

Below please find the remaining outstanding comments in bold italics followed by our response.

Memorandum for the Record – Staff Comments:

- ***ZR Sec. 17.4.10 – Submit copy of OSTA application for the record.***

A copy of the OSTA application will be provided to the town once it has been submitted. We anticipate the application will be submitted to OSTA no later than Friday May 27, 2022.

- ***The Commission shall consider the general objectives in ZR Section 17.6. Applicant should address in writing and submit as part of the application.***

A narrative indicating compliance with Section 17.6 was prepared by Heller, Heller & McCoy, dated April 25, 2022 and provided to the town on April 25, 2022.

- ***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.***

The supporting E&S Control Bond estimate was provided to the town on April 25, 2022.

If you have any questions please do not hesitate to contact us at contact us at (860) 448-0400.



Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Seamus Moran".

Seamus Moran, P.E.
Senior Project Manager

Attachments (1)

CC: Harry Heller, Esq. – Heller, Heller & McCoy
Tomas Haendler – Silver Heights Development, LLC
Louis Tallarini – Real Property Investors, Inc.

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 4/18/22

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).

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":

- 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 - ZR Sec.17.4.10 – submit copy of OSTA application for the record.
- 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.
- ZR Sec. 18.3 - The Commission shall approve the Parking Plan dated November 15, 2021. Condition of 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 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 approval.
- 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. Condition of 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 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 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.

PLANNER STAFF RECOMMENDATION:

Pending.