

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
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MEMORANDUM FOR THE RECORD

May 24, 2022 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
on 5/24/22

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). Tabled to the application to the May 24, 2022 meeting (extension granted).

IN REVIEW:

- A narrative dated November 15, 2021 addresses compliance with ZR Section 15.2 (Special Flood Hazard Area Requirements).
- The Utilities Report dated November 15, 2021 addresses the adequacy of existing water & sewer service providers to serve the project.
- ZR Sec. 17.6 (Site Plan Review Criteria) has been addressed in response comments of Attorney Heller dated 4/25/22.

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 05/24/22" and Parking Narrative, Dated 05/24/22:

- A four (4') foot high decorative fence has been proposed adjacent to existing residential properties at the east & west side of the new entrance as shown on Plan set revised 5/24/22.
- Copy of OSTA application was submitted on 5/24/22.

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 have been addressed per email dated 03/16/22.

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

TOWN ENGINEER: Past comments satisfactorily addressed per email dated, May 24, 2022.

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.

BOND: \$106,230 approved by the Town Engineer on 5/16/22.

PLANNER STAFF RECOMMENDATION: APPROVE WITH CONDITIONS.

The following MOTION is suggested for any favorable approval:

I make a **MOTION** to **APPROVE PZ #22 SITE 1**- 82 Jerome Rd, 15 Jerome Ave, 232 Norwich-New London Turnpike, (M/B/L 069-042-000, 069-051-000, 069-061-000), Uncasville, CT, Applicant/Owner: Village Apartments, LLC and Connecticut Multifamily Equities II, LLC - Agent: Attorney Harry Heller for three (3) proposed new Multi-Family Buildings for 160 new dwelling units for a total of 214 dwelling units, and associated site improvements in accordance with the application, supporting documentations and a plan entitled: "Site Development Plan, Village Apartments – Phase III, New Multi-family Apartment Buildings, 15 Jerome Avenue, 82 Jerome Road and 232 Route 32, Prepared by Loureiro Engineering Associates, Dated March 11, 2021, Revised to 05/24/22" with the following conditions:

1. The 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 and the address of the properties when merged shall be coordinated with the Montville Tax Assessor.
2. The Parking Plan/Narrative dated November 15, 2021 and the May 24, 2022 revised Parking Narrative, reviewed & approved by the Town Engineer on 5/24/22, shall be part of this approval.
3. The 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., LS and CSS prior to the issuance of zoning permit to start work.
4. Before construction of the project commences, the project will further require (i) OSTA (Office of the State Traffic Authority) permit for a major traffic generator; and (ii) DEEP (Dept. Energy Environmental Protection) registration under the Connecticut General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities.
5. Applicant shall comply with all requirements of Uncas Health District and the Montville WPCA, Fire Marshal and Building Official during project construction.
6. On-site rock/materials processing requires a zoning permit reviewed & approved by the Zoning Official per ZR Section 4.11.11/4.11.11 5 (Excavations/Processing – Requirement for Res. Zones) prior to start.
7. Prior to issuance of a zoning permit to start work, a soil erosion & sediment control bond shall be posted in the amount of \$106, 230 in a form acceptable to the Finance Director.
8. An approved zoning permit is required prior to the start of any work.

9. After work has commenced, any substantive changes to the approved site plan require review & approval by the Planning Director and/or the Planning & Zoning Commission.

10. The ZEO must be contacted and a pre-construction meeting shall be held at least 24- hours prior to start of any work.

11. Soil Erosion and Sediment Controls shall be installed and inspected by the ZEO prior to the start of any work.

12. Post-Construction Requirements as follows:

After construction is completed and accepted by the Owner, it shall be the responsibility of the Owner to maintain all drainage structures as shown on Plan Details Sheet DN-6. In addition, the following inspection and maintenance guidelines shall be the responsibility of the Owner, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter:

1. 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.
2. Conduct jetting and vactoring annually or when inspection shows that maintenance is necessary.
3. 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.
4. Catch Basin Sumps: Inspect semi-annually and cleaned when the sump is one half full of silt and/or debris.
5. 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.