

Town of Montville Planning & Zoning Commission
Site Plan or Special Permit Application

Site Plan Number _____ Plan Date _____
 Special Permit Fee paid _____ Revision _____

Assessors Map 070 Lot 010-000
Project Address 245 Route 32

Name of Applicant John Eoanou - Western Group, LLC
Address of Applicant 338 Westport Rd, Wilton, CT
Project Name Wilton's Way 22 Unit Condominium Development
Tel # _____ Cell# (203) 254-9052
Fax # _____ Email eoanouJ@yahoo.com
Name of Property Owner See above
Name of Attorney _____
Tel # _____ Cell# _____
Fax # _____ Email _____
Name of Engineer Fuller Engineering & Land Surveying - Douglas Reich, RLA
Tel # (203) 333-9465 Cell# _____
Fax # _____ Email doug@land-es.com

Zoning District C-1/Rt 32 OZ Lot Size 1.83 Total Acres 1.83
 Yes No **Regulated Wetlands** Acreage 0 Permit Date _____
 Yes No Flood Plain Flood Hazard Area _____
 Yes No **A-2 Survey** Name of Surveyor Fuller Engineering & Land Surveying, LLC
Building size 22,727 s.f. Total Building height _____
Number of acres to be disturbed 1.5
Applicable Zoning Regulation(s) Sections 3, 4, 10, 14.a, 15, 16, 17, 18
Project description 22 unit condominium development with parking, stormwater, sewer, site utilities, and landscaping.

This project will use:
 Septic system Municipal sewer
 Individual well Public water supply well SCWA well Municipal water

Yes No This project is located in a **Public Water Supply Watershed**
 Yes No This project has received approval from the Uncas Health District
 Yes No This project has received approval from the appropriate Water Authority

**** Attach Copy of All Approvals**

Yes No This project requires a State General Stormwater Quality Permit.
 Registration # _____
 Yes No This project requires a permit from the Army Corps of Engineers.
 Yes No This project requires a Water Diversion Permit.
 Yes No This project requires a Dam Permit.
 Yes No This property is subject to a Conservation Restriction and/or a
 Preservation Restriction. If yes, attach a copy of certified notice.
 Yes No Drainage calculations submitted:
 Date 2022-01-25 Rev. date _____ Rev. date _____

Yes No This project requires a OSTA (Office of State Traffic Commission)
 Permit.
 Yes No This project requires a DOT Encroachment Permit.
 Yes No The plan has been submitted to the DOT District 2 Office.
 Number of parking spaces provided 51
 Number of vehicle trips per day generated by this project TBD

Yes No A determination of applicability of of the following Zoning Regulations
 Sections Sections 3, 4, 10, 14.a, 15, 16, 17, 18

Signature of Applicant _____ Date _____
 Signature of Owner _____ Date _____

OFFICE USE ONLY

Review	Date Sent	Date Received
Town Engineer		
Uncas Health District		
Fire Marshal		
Building Official		
Mayor		
WPCA		
DOT District 2		
N.L. Water		
Other		

Date of Receipt _____ Date of Public Hearing _____ Date Hearing Closed _____
 Date of Extension #1 _____ Date of Extension #2 _____ Terminal Date _____

Town of Montville
Planning & Zoning Commission
310 Norwich New London Tpke
Uncasville, CT 06382
(860) 848-6679

Certificate of Notice of Decision

LOCATION: 245 Route 32 (MBL 070-010-00), Uncasville, CT

REPRESENTATIVE(S): Douglas R. Reich, RLA, The Quill Group
Fuller Engineering & Land Surveying, LLC

APPLICANT(S): Western Group, LLC, John Eoanou, Member


PROJECT: 22-Unit Multi-Family Residential Development and
Associated Site Improvements

APPLICATION: PZ# 22 SITE 2 – Site Plan Approval

COMMISSION ACTION: APPROVE WITH CONDITIONS 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.


Planning Director *ELIZABETH BURDICK*


Administrative Assistant

Date of Approval: March 22, 2022
Expiration Date: March 22, 2027

PZ 22 SITE 2 - CONDITIONS OF APPROVAL:

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.
10. Prior to the issuance of a Certificate of Zoning Compliance or Certificate of Occupancy, the Home Owner Association documents shall be submitted for approval by Town Planner and/or Town Attorney.

Town of Montville
PLANNING & ZONING COMMISSION
310 Norwich New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779 – Email: lburdick@montville-ct.org

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: PZ #22 SITE 2
LOCATION: 245 Route 32 (Assessor ID 070-010-000) Uncasville, CT
APPLICANT: Western Group, LLC, John Eoanou, Member
OWNER: Western Group, LLC, John Eoanou, Member
REPRESENTATIVE(S): Doug Reich, RLA, Fuller Engineering & Land Surveying, LLC

DATE OF APPROVAL: December 13, 2022
EXPIRATION DATE: December 13, 2027

PROJECT: Site plan modification for Phasing Plan for 22-Unit Multi-Family Residential Development and Associated Site Improvements

COMMISSION ACTION: **APPROVE WITH CONDITIONS** as follows: 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. 10/21/22”, including the Phasing Plan, with the following conditions:

1. Trash enclosures locations are shown for each phase.
2. All incomplete notes shall be revised to show notes.
3. Advise the reason Unit #10 on sheet C3-1 is shaded apart from other units.
4. Show construction fencing or other barriers between phases.
5. Update Soil Erosion and Sediment Control Plan as needed.

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.


Liz Burdick, Director
Department of Land Use and Development