

TOWN OF MONTVILLE
LAND USE AND DEVELOPMENT OFFICE
310 Norwich-New London Turnpike, Uncasville, CT 06382
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MEMORANDUM FOR THE RECORD

January 23, 2024 PZC Meeting

Prepared by Meredith Badalucca, Asst. Planner on 1/16/2024

Property Address: 245 Norwich-New London Turnpike (CT Rte. 32, Parcel ID 070-010-000), Uncasville, CT
Application: 24 SITE 1
Applicant(s): Western Group, LLC, John Eoanou, Member
Property Owner(s): Wilton's Holdings, LLC, John Eoanou, Member
Attorney: N/A.
Engineer: Douglas Reich, RLA, Fuller Engineering & Land Surveying
Land Surveyor: Kevin M. Crowley, R.L.S.

Lot Size: 1.83-acres (79,715SF)
Lot Frontage: 197.30 LF on CT Rte. 32
Zoning District: C-1 and Route 32 Overlay Zone (OZ)
Public Water/Sewer: Yes.
Wetlands/Watercourses: Yes.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes. State of CT Encroachment Permit required.
Legal: Date of Receipt by PZC: 1/23/2024. Decision Required Date (DRD): 3/28/2024. Previous application number 221SITE2 was approved with conditions on March 22, 2022, and on December 13, 2022 a site plan modification for a phasing plan was approved with conditions.

PROPOSAL: The applicant seeks to modify the current site plan approval by re-configuring the layout of the proposed development and eliminating the previously approved phasing plan. The applicant states in part, "the unit quantity and basic infrastructure proposed under this application will remain the same although modified to reflect the proposed layout."

INLAND WETLANDS COMMISSION: The Montville Inland Wetlands Commission, on 3/17/22, approved with conditions regulated activities associated with the project.

TOWN ENGINEER: Referred on 1/12/24.

BUILDING DEPT.: Referred on 1/12/24.

FIRE MARSHAL: See comments dated 1/16/24.

WPCA: See comments dated 1/18/24.

BOND: A soil erosion and sediment control bond in the amount of \$27,258 is in place.

ASST. PLANNER COMMENTS: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled “Proposed 22 Unit Condominium Development, 245 Norwich-New London Road (CT Route 32), Montville, CT, Applicant/Owner: Western Group, LLC, Prepared by Fuller Engineering and Land Surveying, dated 1/7/22, Rev. 11/1/22.”

1. Application and Plan shall be revised to state current owner.
2. Plan Revised 11/1/22 shall include all 10/21/22 Revisions.
3. Sheet C-2.1 – Revise to update parking table.
4. Sheet C-2.1 – Scale shall be indicated.
5. Sheet C-3.1 – Sheet title has typo.
6. Sheet C-3.1 – Scale shall be indicated.
7. Sheet C-3.1 – Operation & Maintenance Plan shall be shown as on 10/21/22 Revision.
8. Sheet C-3.2 – Scale shall be indicated.
9. Sheet C-4.1 – Sheet title has typo.
10. Sheet C-4.1 – Scale shall be indicated.
11. Sheet C-4.2 – Sheet title has typo.
12. Sheet C-4.2 – Notes overlap and cannot be read.
13. Sheet C-5.1 – Scale shall be indicated.
14. Sheet C-5.1 – Fixture Schedule indicates 22 “W1”, plan shows 17; indicates 22 “W2”, plan shows none.
15. Sheet C-5.1 – Plantings to the South side of the property are not indicated on the plan by type or number.
16. Sheet C-6.3 – Detail titles overlap and cannot be read.
17. Sheet C-4.1(E & S Control Plan) – Any future construction staging areas (office trailer, laydown, etc.) shall require review and approval by the Zoning Officer or Planning Director. Condition of approval.
18. ZR Sec. 17.3 (GIS) – Digital data in accordance with this section shall be provided to the Land Use & Development Office prior to the endorsement of the final plan set. Condition of Approval.
19. ZR Sec. 19 (Signs) – Proposed complex sign on the face of the decorative wall requires review & approval by the Zoning Officer (zoning permit). Condition of Approval.

STAFF RECOMMENDATIONS: Pending