

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
Prepared by Meredith Badalucca 12/5/24

**Property Address:** 2268, 2280 & 2284 Route 32 Parcel ID: 106-034-000, 106-036-000,  
106-035-000

**Application:** 24SITE10

**Property Owner:** Samuels Montville, LLC

**Applicant:** Honeycomb Real Estate Partners, LLC Attn. Lewis Brown

**LS:** Todd S. Hesketh, LS, F.A. Hesketh & Associates

**PE:** Brian P. Dundon, PE, RJ O'Connell & Associates, Inc.

**Attorney:** William R. Sweeney, Esq., TCORS, PC

**Lot Size:** All 3 parcels combined equal 3.4 acres

**Lot Frontage:** 393.9+/- feet on Route 32

**Zoning District:** C-1 (Commercial) and Route 32 Overlay Zone (OZ).

**Public Water/Sewer:** Yes

**Flood Hazard Zone:** No

**CAM Zone:** No

**Public Water Supply Watershed:** No.

**Proposed Public Improvements:** CT DOT Encroachment Permit Required

**Site Restoration Bond:** Needs to be provided by applicant for review and approval of  
Town Engineer

**Site Inspection:** Completed by ZEO Radford and myself on February 22, 2024.

**Legal:** Submitted to Land Use Dept. on 10/30/24. Date of Receipt by PZC 11/12/24,  
Decision Required Date – 1/16/25.

**Proposal:** 57-unit, 4 story, mixed income multi-family dwelling with 80% of the proposed units available to individuals earning 80% of Area Median Income (AMI) and 20% of the units will be market rate. The applicant is proposing twenty-five (25) one bedroom and thirty-two (32) two bedroom ranging in size from 690 sf to 960 sf units. The proposed drawings shown on sheet PZ-1 include a lobby, offices, conference room, mail and package area, fitness room, bike room and community room.

**Background:**

**2268 Route 32:** Previously was developed with a 5-7-unit multi-family residence with a single-family residence located on the same parcel. Both buildings have been demolished.

June 7, 1989 Zoning Board of Appeals (ZBA) approved variance to allow construction of 8-unit multi-family building in location of the single-family residence.

February 15, 1991 Planning & Zoning Commission (PZC) approved by Special Permit an 8-unit multi-family residential building. This was not constructed.

June 25, 1991 PZC denied a request to modify the approved plan to allow an additional 4 units to be located in the basement of the building.

2280 Route 32: Previously was developed with a single-family residence that has since been demolished.

2284 Route 32: Vacant land.

In October of 1989 the PZC approved a 12,000-sf retail and office complex. A modification of that approval was approved on January 23, 1990. This complex was not constructed.

2268, 2280 & 2284 Route 32 combined: February 26, 2008 IWC approval for work within a regulated area for the construction of a 14,700-sf pharmacy and two (2) fast food restaurants totaling 6,100 sf.

**Staff Comments/Review:**

This property is located in the C1 zoning district and is included in the Route 32 Overlay Zone (OZ). The C1 zoning district Zoning Regulations (ZR) section 10.2.8 permits Apartments located in space not occupied by the primary commercial use on the property provided they are not at ground level. There is no commercial use being proposed. However, the OZ, ZR section 14A.3 allows for multi-family dwellings and states the following:

**14A.3** A mixture of permitted commercial uses and structures and/or residential dwelling units may be permitted in the Route 32 Overlay Zone provided that:

- a. Multifamily dwellings and apartments may be built and/or commercial structures which are allowed in any commercial zone in Montville. Multiple structures are permitted on any lot.
- b. No residential units shall be allowed in basements.
- c. Dwelling units shall have a minimum floor area of five hundred square feet (500sqft).
- d. All living units shall require two (2) parking spaces except as otherwise approved by the Commission pursuant to Section 18.2.2 of these Regulations.
- e. Plans shall be submitted in accordance with Section 17 of these Regulations.

Multi Family Dwellings ZR section 4.11.5 was also reviewed by staff for compliance with this application. ZR Section 4.11.5.5 as well as, ZR Section 4.10.1.A state: "Sidewalks abutting any street, driveway, access or interior circulation road on which the development is located **may** be required by the Commission if (1) such sidewalks interconnect with existing or proposed sidewalk system on the adjacent street and (2) the project is located within 1,000 feet of an existing commercial center, school or place of public gathering All sidewalks shall be privately owned and maintained." The applicant

is proposing a sidewalk to the south of the access drive which will connect to a crosswalk across Route 32 to an existing sidewalk on the easterly side of Route 32. There currently are no sidewalks on the westerly side of Route 32 adjacent to the project area.

This application was received by the Inland Wetland Commission on October 17, 2024 per ZR Section 4.10.6. and a public hearing was held on November 21, 2024 and the application was approved.

**4.10.6 INLAND WETLANDS:** If an application for a permitted use or special permit involves an activity regulated under the provisions of Chapter 440 of the C.G.S. as may be amended from time to time, the applicant shall submit an application for a permit to the Montville Inland Wetlands and Watercourses Commission not later than the day such application is filed with the Planning and Zoning Commission. The decision of the Planning and Zoning Commission shall not be rendered until the Montville Inland Wetlands and Watercourses Commission has submitted a report with its final decision to the Planning and Zoning Commission. In making its decision, the Planning and Zoning Commission shall consider the report of the Inland Wetlands and Watercourses Commission and if the Commission establishes terms and conditions for approval that are not consistent with the final decision of the Inland Wetlands and Watercourses Commission, the Commission shall state on the record the reasons for such terms and conditions.

The applicant has provided greater than 10% of the total lot area of landscaping around the property as required by ZR Section 18.16.1. Please see sheet L100 of the plan set entitled "Site Plan for Redevelopment of Horizon View, 2268 – 2284 Route 32 – Montville, CT, Prepared by RJ O'Connell & Associates, Inc., Prepared for Honeycomb Real Estate Partners, Dated 9/25/2024, Revised 12/3/2024" for the proposed landscaping plan.

#### **18.16.1          Parking Lots**

Every parking lot which contains eighty thousand (80,000) or more square feet of lot area, including adjacent front, side and rear yard areas shall provide:

1. Landscaped areas amounting to at least ten percent (10%) of the total lot area, exclusive of building coverage. Such landscaped area may include those landscaped strips along the front, side and rear lot lines. All interior landscaping, including parking islands shall be located so as to provide both aesthetic value and orderly traffic flow and shall be integrated with the overall stormwater management plan within the subject site.

ZR Section 18.3.2 provides parking requirements for Multi-Family Dwellings for less than twenty-five (25) units. This project is proposing 57 units therefore, this regulation does not apply.

ZR Section 14A.3 d. states "All living units shall require two (2) parking spaces except as otherwise approved by the Commission pursuant to Section 18.2.2 of these Regulations." The applicant has provided for 2 spaces per unit and an additional 3 spaces per 10 units for visitor parking. There is a total of 132 proposed parking spaces.

**Section 18.2.2** The Commission shall accept parking or landscape plans; if one or more of the following criteria have been met:

1. A parking plan has been submitted by a Connecticut Licensed Professional Engineer which has been reviewed and approved by the Town Engineer and Director of Planning.
2. The construction of fewer parking spaces may improve stormwater quality while still satisfying parking demand.
3. Current parking demand will allow for the phasing of required parking spaces. The construction of the parking area and installation of the spaces may be phased according to the short term requirements as designated on the Plan, except that no less than fifty percent (50%) of the total spaces required shall be constructed as part of the short or current requirement. The balance of spaces not constructed shall be designated as reserve spaces on the site plan and laid out on an integral part of the overall parking layout, and must be located on land suitable for parking area development and either left in its natural state or suitably landscaped. Under any circumstances, the owner may construct the total number of parking spaces required or if the Commission determines that additional spaces identified as reserve spaces on the site plan may be required, the Commission shall notify the property owner concerning the Commission's findings and owner shall construct the required spaces within six (6) months of such notification.

**Staff Technical Review Comments:**

All comments from my November 1, 2024 staff report have been addressed by the applicant.

**Agency Comments:**

Town Engineer:	See comments dated 12/5/24.
Fire Marshal:	See both sets of comments dated 10/31/24.
Deputy Fire Marshal:	See comments dated 11/27/24 and applicant responses received 12/3/24.
Building:	See comments dated 11/13/24 & 11/18/24.

WPCA: Comments dated 11/21/24 "The engineer of record for Horizon View provided satisfactory responses and updates to the drawings based on our questions and comments."

Police Department: Comments dated 11/13/24 state: "Any comments the Montville Police Department would have, for this project, were all addressed by the thorough traffic study."

Assessor: Staff has consulted with the Assessor regarding the preferred address for the combined parcels. She has requested 2268 Route 32 be used.

**SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:**

I make a MOTION to APPROVE with conditions, Application 24 SITE 10 for 57-unit mixed income multi-family dwelling and associated site improvements at 2268 Route 32 (106-034-000), 2280 Route 32 (106-036-000) and 2284 Route 32 (106-035-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Site Plan for Redevelopment of Horizon View, 2268 – 2284 Route 32 – Montville, CT, Prepared by RJ O'Connell & Associates, Inc., Prepared for Honeycomb Real Estate Partners, Dated 9/25/2024, Revised 12/3/2024".

**CONDITIONS:**

**General Conditions:**

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
4. An approved Zoning Permit is required prior to the start of any work.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
6. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.

**Site Specific Conditions:**

7. All drainage structures shall be maintained post construction in accordance with the approved Plan Set.
8. All landscaping shall be maintained post construction.
9. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
10. Site signage not shown on plan shall require an approved zoning permit prior to installation.

**Conditions to be met prior to signing of plans:**

11. Plan Sheet L100 shall be revised to include response #4 (seed mix and application rate) of the attached response letter dated December 3, 2024 regarding CLA review comment.
12. Lot merger plan and deed shall be filed on the Town of Montville Land Records.
13. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
14. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
15. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
16. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

Conditions to be met prior to the issuance of zoning permits:

17. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
18. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, OSTA, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.
19. A soil erosion & sediment control and site restoration bond shall be posted in the amount of \$40,000.00 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development.
20. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:

21. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
22. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

Should the Commission vote to **DENY** the application, it shall state its reasons on the record.

# RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

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December 3, 2024

Meredith Badalucca, Assistant Planner

Town of Montville

310 Norwich-New London Tpke., Uncasville, CT 06382

Regarding: Response to CLA Site Plan Application Review Comments  
2268 Route 32 – Horizon View  
CLA-7873C

Dear Meredith:

RJ O'Connell & Associates, Inc. is in receipt of the peer review comments by CLA Engineers, Inc. dated November 22, 2024 for the above referenced project. We have reviewed the comments listed below in italics with the associated responses.

1. *Sheet C-1: We recommend moving the construction fence gate further into the site to allow vehicles to turn off the road when locking/unlocking the gate.*

**Response (RJOC):** The construction fence has been relocated further into the site. The gate swing direction was reversed to allow vehicles room to turn off the road when accessing the site.

2. *Sheet C-4: Please verify the ADA parking space dimensions. I believe car spaces should be 10' parking width and 5' cross hatch width.*

**Response (RJOC):** The ADA parking spaces have been resized. Please see the plans for details.

3. *Sheet C-4/9/10: Recommend depicting the latest ADA accessible parking symbol from the CT Building Code for the ADA parking spaces.*

**Response (RJOC):** The ADA accessible parking symbol has been replaced per the latest CT Building Code.

4. *Sheet L100: Provide a seed mix and application rate for the lawn areas..*

**Response (MDLA):** The seed mix and application rate is as follows:

**Seed Mix:** Seed of grass species as follows, with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.

**Quality: State-certified seed of grass species as listed below for solar exposure:**

**A. Full Sun: Kentucky bluegrass, a minimum of three cultivars.**

**B. Sun and Partial Shade: Proportioned by weight as follows:**

1. 50 percent Kentucky bluegrass (*Poa pratensis*), a minimum of two cultivars.

2. 30 percent chewings red fescue (*Festuca rubra*), a minimum of two cultivars.

3. 10 percent perennial ryegrass (*Lolium perenne*), a minimum of two cultivars.

4. 10 percent redtop (*Agrostis alba*).

**C. Shade: Proportioned by weight as follows:**

1. 50 percent chewings red fescue (*Festuca rubra*), a minimum of two cultivars.

2. 35 percent rough bluegrass (*Poa trivialis*), a minimum of two cultivars.

3. 15 percent redtop (*Agrostis alba*).

**Seed Application Rate: 3-4 lbs / 1000sf**

5. *Traffic Impact Report: Page 6 of the report under the State Approval section indicates a widening/stripping of Route 32 is required. This work doesn't appear to be presented in the plan set, please address.*

**Response (Hesketh):** As shown on drawing RF-01, there is a minor widening and restriping of route 32 proposed for this project.


6. *The project stormwater management meets the goal of the 2024 CTDEEP Stormwater Quality Manual and the Town MS4 requirements. Peak flow and runoff volume leaving the site are reduced and the stormwater quality is appropriately addressed by use of the best management practices proposed.*


**Response (RJOC):** The above comment has been noted.

Please call me if you have any questions at 781-279-0180.

Sincerely,

RJ O'CONNELL & ASSOCIATES

  
Roy Smith  
Vice President

  
Mark Pricer, P.E.  
Associate

cc: Stephen Caprio  
William Sweeney  
Lewis Brown  
Nicholas Campanelli