

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Technical Review

Prepared by Meredith Badalucca on February 18, 2025

Property Address: 1645 Route 85 (012-009-000)
879 Chesterfield Road (005-015-00C)
Application: 25 SITE 3
Property Owner: Cricket's Corner, LLC
Applicant: Same
LS: John U. Faulise, Jr. L.S.
PE: Seamus Moran, P.E.
Lot Size: 5.95 +/- Acres (1645 Route 85)
11.15 +/- Acres 879 Chesterfield Road)
Lot Frontage: 633.51 +/- feet on Route 85
Zoning District: C-2 (Commercial) and WRP-160 (Residential)
Public Water/Sewer: No
Flood Hazard Zone: No
CAM Zone: No
Public Water Supply Watershed: No.
Proposed Public Improvements: Proposed curb cut on Route 85 that will require CT DOT Encroachment Permit
Site Restoration Bond: Estimate is required for review and approval by Town Engineer.
Legal: Submitted to Land Use Dept. on 2/11/25. Date of Receipt by PZC 2/25/25, Decision Required Date – 5/1/25.
Site Inspection: Site visit completed on 2/14/25 by ZEO Radford and myself.

Proposal: Combine both lots to create one lot and construct a 51 student childcare center with two residential 3 bedroom apartments on the second level of the development along with associated parking, playground and site improvements. All of the proposed improvements will be located within the C-2 zoning district of said combined parcel.

Background:

1645 Route 85 – Currently undeveloped

- 4/8/2024 Building Permit issued for demolition and removal of house and foundation

879 Chesterfield Road – Currently undeveloped

- Frontage variance from 150' to 113.4' (36.6' variance) effective 7/26/84
- Subdivision Plan (Map 869) filed on the Land Records 9/24/86
- Zone change from WRP-160 to C-2 & WRP-160 effective date 7/15/24

Staff Comments/Review:

The property is located in the C-2 & WRP-160 zoning district however, the proposed development will only be within the C-2 zoning district. The proposed use of a child care center is allowed per Zoning Regulation Section (ZR) 11.2.5 and the proposed residential apartments above the primary first floor business use is allowed per ZR 11.2.7.

The applicant is combining the two parcels to create one lot. Therefore, the lot will be considered a through lot as defined in our Regulations as follows: "A through lot is a lot having frontage on two (2) streets. The front lot line on a through lot shall be designated as the lot line opposite the front of the structure." The front of the proposed structure is facing Route 85. Therefore, the front lot line will be Route 85 and the address will be 1645 Route 85.

ZR Section 4.11.5.5 states "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." There are currently no sidewalks on the adjacent street in the area of this parcel. Therefore, staff feels this section is not applicable.

The parking lot area for the proposed project is under 80,000 sf. Our ZR do not require any landscaping for parking lots less than 80,000 sf. The applicant has provided a landscaping schedule as shown on the plan on sheet 10 of 13 even though they are not required to do so.

Sheet 5 of 13 shows a proposed location of a site facilities sign with a note indicating it will be located a minimum of 10' from the property line which complies with ZR 19.3.4.

This project is not considered a "major traffic generator" as defined by the Connecticut Department of Transportation as follows: "Any new, expanded, changed, or repurposed (land use change) development with 100,000 square feet or more of gross floor area or 200 or more parking spaces, requires OSTA approval to ensure safe operation on State roads. Residential development of 100 units or less are exempt." The proposed development is under 100,000 square feet and does not propose 200 or more parking spaces.

Our Regulations do not have parking requirements for child care centers as the previous Regulation 19.3.15.4 was deleted on October 15, 2018. However, the applicant has based the required spaces on the City of Norwich Zoning Regulations which are more restrictive than our previous requirements. The applicant has also provided more spaces than required by our Regulations for the two apartments.

Staff Technical Review Comments:

1. Per ZR 17.4.4, please include the combined parcel information in the Zoning Compliance Table as well as, a note indicating the development is only in the C-2 zoning district.
2. Per ZR 17.4.13, please indicate the height of the proposed sign. If the sign is not being proposed as part of this application, a separate zoning permit application that meets all requirements of ZR 19 will be required prior to installation.

3. Per ZR 17.6.10, please provide a bond estimate for review and approval by the Town Engineer.
4. Sheet 11, Narrative first paragraph indicates 1685 Route 85, please correct and include WRP-160 zone.
5. Sheet 11, Narrative last paragraph “Sediment fence and/or wood chip berms will be installed at locations shown...” Please include “and approved by the Zoning Officer” after the word shown.
6. Sheet 11, Operation & Maintenance of Erosion Controls, first sentence. Please include and approved by Zoning Officer after the word installed.

Agency Comments:

Town Engineer:	Referred on 2/14/25
Fire Marshal:	Referred on 2/14/25
Building:	See comments dated 2/14/25
Uncas Health:	Referred on 2/14/25
Public Works:	Referred on 2/14/25
Police Department:	Referred on 2/14/25

View from Route 85



