

**TOWN OF MONTVILLE**  
**OFFICE OF THE PLANNING DIRECTOR**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
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**MEMORANDUM FOR THE RECORD**

February 22, 2022 PZC Meeting  
Prepared by *Liz Burdick*, Planning Director  
on 2/17/22

**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

**Lot Size:** 12.02-acres (523,707SF)  
**Lot Frontage:** 224.9-feet (3 Prop  
**Zoning District:** R-20-M, C-1 and OZ (Rte. 32 Overlay Zone), when all properties merged.

**Public Water/Sewer:** Yes.  
**Wetlands/Watercourses:** Yes.  
**Flood Hazard Zone:** Yes. The site is located in FEMA Flood Hazard Zone AE and "X" per the Flood Insurance Rate Map (FIRM), New London County. Panel 361 of 554, Community Panel Number 09011C0361J, revised to 8/5/2013.  
**CAM Zone:** No.  
**Public Water Supply Watershed:** No.  
**Proposed Public Improvements:** Yes. Including, but not limited to, curb cuts, utility service extensions and roadway pavement patching.  
**Legal:** Submitted to Planning Dept. on 01/12/22. Date of Receipt by PZC: 1/25/22.  
Decision Required Date: 03/30/22.

**EXISTING CONDITIONS:**

- 82 Jerome Road is currently developed with two multi-family buildings containing a total of 54 dwelling units - (30) Building 1 & (24) Building 2 and associated outbuildings (to be demolished) and site improvements.
- 15 Jerome Avenue is an undeveloped lot.
- 232 Route 32 is developed with an existing single-family dwelling & outbuildings (to be demolished) with an access easement over 220 & 228 Route 32 for pedestrian and emergency vehicles use only.

**PROPOSAL:** Expansion of Village Apartments site by construction of three (3) new 3-story multi-family apartment buildings adding 160 dwelling units. The project includes demolition of the existing single-family residence, a pump house and various outbuildings and construction of new retaining walls, parking areas, storm drainage systems with

underground detention/infiltration structures, a bioretention basin, and the extension of new electric, cable tv, telephone and water & sewer utilities to the buildings.

**INLAND WETLANDS COMMISSION:** On 2/18/22, the IWC approved the regulated activities associated with the project.

**UNCAS HEALTH DISTRICT:** See comments dated 1/18/22. Add as conditions of any approval.

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

**TOWN ENGINEER:** See comments dated 02/04/22.

**BUILDING DEPT.:** Application, plans & supporting documents referred 1/14/22. Comments pending.

**WPCA:** See 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.

**STCT DEEP:** A General Stormwater Quality Permit is required subsequent to local approval. Add note as condition of any approval.

**BOND:** Soil Erosion & Sediment Control plan shall be submitted for review & approval by Town Engineer.

**STAFF COMMENTS:** Please be advised of the following comments with regard to my review of the application, supporting documents 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, Dated March 11, 2021, Revised November 15, 2021" and supporting documents dated November 15, 2022:

- ZR Sec. 18.3 - The Commission shall approve the Parking Plan dated November 15, 2021.
- ZR 15.2 (Special Flood Hazard Area Requirements). See narrative dated November 15, 2021 that addresses compliance with this Section.
- Utilities Report dated November 15, 2021 addresses the adequacy of existing water & sewer service providers to serve the project.
- Sheet 2 survey notes. Revise Note 4 to add "When merged, the subject properties are located in the Route 32 Overlay Zone (OZ). Revise Note 6 to show address of properties when merged per the Montville Tax Assessor (i.e. 82 Jerome Road or 15 Jerome Ave or 232 Route 32).
- Sheet 2 site notes. Revise to add note to plan that prior to the start of any work, the Applicant and its contractors will conduct a pre-construction meeting with relevant Town of Montville staff.
- Sheet 4 – Show pump house to be removed (concrete pad & fence?).
- ZR Sec. 17.3.1 (GIS). The Applicant shall provide digital data for site plans after all required signatures have been obtained and prior to issuance of a zoning permit to start work. Condition of any approval.
- Sheet 5 – Revise to show the existing bituminous dumpster area with enclosure.
- ZR Sec.17.4.10 – submit copy of OSTA application for the record.
- ZR Sec. 17.4.14 & 18.14 – Revise plan to show location of all outdoor lighting, freestanding and building & sign mounted and show details of same.
- ZR 17.4.19 – If the developer proposes to develop in stages, a staging plan is required.
- ZR 17.4.21 – Revise plan to show signature approval blocks (PZC/IWC), approval of soil erosion control plan approval date and expiration date in lower right corner of plan set.
- ZR 17.6 – The Commission shall consider the general objectives in this Section.
- ZR 17.6.10 – Submit SESC bond estimate for review/approval by Town Engineer.

- ZR 18.10 – Add note to plan regarding property maintenance per this Section.
- Sheet 5 – Revise plan to show any proposed improvements to right of way to Rte. 32 for pedestrian or emergency vehicles.
- ZR 18.16.2 – Consider fencing screening on 15 Jerome Ave. adjacent to existing residential single-family dwelling.
- Sheet 7 – Construction areas. Consider relocating construction trailers, staging areas closer to work zone 1.
- As a condition of any approval, a 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.

**STAFF RECOMMENDATION:** Pending. Please contact me with questions or comments.