

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

April 26, 2022 PZC Meeting  
Prepared by *Liz Burdick*, Planning Director  
on 4/18/22

**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  
**Legal:** Submitted to Planning Dept. on 01/12/22. Date of Receipt by PZC: 1/25/22. Decision Required Date: 03/30/22. Application tabled from the 3/22/22 meeting (extension granted).

**NEW PLANNER STAFF COMMENTS:**

Please be advised of the following comments with regard to my review of the revised plan set 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 3/15/22":

- In review, a narrative dated November 15, 2021 addresses compliance with ZR Section 15.2 (Special Flood Hazard Area Requirements).
- In review, the Utilities Report dated November 15, 2021 addresses the adequacy of existing water & sewer service providers to serve the project.
- Outstanding - ZR Sec.17.4.10 – submit copy of OSTA application for the record.
- Outstanding - The Commission shall consider the general objectives in ZR Section 17.6. Applicant should address in writing and submit as part of the application.
- Outstanding - ZR 17.6.10 – Submit SESC bond estimate for review/approval by Town Engineer. Town Engineer, in his memo dated 4/13/22 has requested detailed backup for this estimate.
- ZR Sec. 18.3 - The Commission shall approve the Parking Plan dated November 15, 2021. Condition of Approval.
- Survey Note 6 has been revised to state that the address of the properties when merged will be coordinated with the Montville Tax Assessor. Condition of approval.
- ZR Sec. 17.3.1 (GIS). The Applicant shall provide digital data per this section for the final approved site plans prior to issuance of a zoning permit to start work. Condition of approval.
- ZR 18.16.2 – Consider fencing screening on 15 Jerome Ave. adjacent to existing residential single-family dwelling. Staff recommends adding a solid decorative fence in addition to proposed landscaped buffer as approved by the Town Planner or Zoning Official. Condition of 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. Condition of approval.

**IN REVIEW:**

INLAND WETLANDS COMMISSION: On 2/18/22, the IWC approved with conditions the regulated activities associated with the project. The site plan revised to 3/15/22 has been revised to address.

UNCAS HEALTH DISTRICT: Comments dated 1/18/22 shall be addressed as a condition of approval.

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

TOWN ENGINEER: Revised comments dated 4/13/22 shall be addressed by the Applicant.

FIRE MARSHAL: Comments dated 1/25/22 have been addressed per email dated 1/27/22.

BUILDING DEPT.: No comments received to date.

WPCA: Approval 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. Copy of OSTA application pending.

STCT DEEP: A General Stormwater Quality Permit is required subsequent to local approval.

Condition of approval.

BOND: Soil Erosion & Sediment Control bond estimate requires revisions per Town Engineer comments date 4/13/22.

**PLANNER STAFF RECOMMENDATION:**

Pending.