



May 24, 2022

Town of Montville, CT
Office of the Planning Director
310 Norwich-New London Turnpike
Uncasville, CT 06382

Attn: Liz Burdick

RE: Village Apartments, LLC
82 Jerome Road, 15 Jerome Ave, and 232 Norwich-New London Turnpike
(CT Route 32)
PZ#22SITE1 Site Plan application

Dear Ms. Burdick:

This letter is written in response to our conference call of this morning concerning the interpolated parking demand for the addition of 160 multi-family residential units to the above referenced project currently pending before the Montville Planning and Zoning Commission. The Village Apartments, as currently constituted, contains 8 one-bedroom apartments and 46 two-bedroom apartments. The proposal currently pending before the Montville Planning and Zoning Commission is to add 37 one-bedroom apartments and 123 two-bedroom apartments.

Montville Zoning Regulations Section 18.2.2 allows an applicant to submit a parking plan prepared by a professional engineer to justify parking provided for specific projects that may be less than the Euclidian requirements contained in the Zoning Regulations in order to (i) avoid the over parking of projects and (ii) reduce excess stormwater runoff and compromised stormwater quality. In conjunction with the application for approval of Phase III of The Village Apartments, the applicant submitted a parking plan prepared by Loureiro Engineering Association, Inc. indicating that, based upon the parameters contained in the evaluation, 257 parking spaces is the demand for this project. Notwithstanding that calculation and evaluation, 356 parking spaces have been provided as depicted on the site plan which has been submitted for consideration.

Since Phases I and II of Village Apartments already exist, you have requested an evaluation of the parking demand for this project based upon the historic parking use at this project.

For purposes of this evaluation, we have consulted with Tomas Haendler, a principal of the applicant, concerning the historic parking use at this project. Mr. Haendler informs us that of the 101 existing parking spaces at Village Apartments, only 81 spaces are utilized on a regular basis. As stated above, 8 existing units are one-bedroom units. We have allocated one parking space to each one-bedroom unit which is consistent with the existing requirements of the Montville Zoning Regulations. This leaves 73 spaces currently utilized at the project to satisfy the parking



requirements for the two-bedroom units; i.e. 1.59 spaces provided for the parking demand of the two-bedroom units.

In the current proposal, the applicant is proposing 356 parking spaces. From this total we subtract 45 spaces for the proposed 45 one-bedroom units in the completed project and 30 spaces for the agreed upon need for visitor parking at the project. This leaves 281 spaces for the proposed 169 two-bedroom units. This calculation results in 1.67 spaces proposed for each two-bedroom unit. Therefore, the parking proposed in the existing formulation of the site development plan not only exceeds the parking calculated by Loureiro Engineering Associates, Inc. in the November 15, 2021 parking evaluation, but also exceeds the calculated project parking requirement based upon the historic parking demand of the existing 54 units.

If you have any questions please do not hesitate to contact us at contact us at (860) 448-0400.

Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.



Seamus Moran, P.E.
Senior Project Manager

CC: Harry Heller, Esq. – Heller, Heller & McCoy
Tomas Haendler – Silver Heights Development, LLC
Louis Tallarini – Real Property Investors, Inc.