

Town of Montville Inspection Report



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29-33 Fellow Road, R120 Zone

Town of Montville Inspection Report



6 – 10 Carolina Drive (Countryside
condos), R40 Zone

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82 Jerome Road (Village Apartments)
R-20-M Zone

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245 Route 32, Route 32 Overlay
Zone



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SECTION 9B: R-20-M

9B.1 INTENT AND PURPOSE

This regulation is adopted for the following purposes:

- a. To allow, on a long-term basis, for the development of diverse housing types, to help address identified housing needs, to recognize existing multi-family housing developments and clusters;
- b. To encourage the construction of housing that is consistent with design and construction standards present in the surrounding community;
- c. To promote housing choice and economic diversity;
- d. To efficiently utilize infrastructure and promote neighborhood planning by providing, where infrastructure support is available, a mix of housing types, densities, sizes and prices, while also providing public and private open space and recreational areas;
- e. To guide a proposed development so that it helps accomplish the above purposes while being consistent with soil types, terrain and infrastructure capacity and is consistent with the statutory purpose of protecting the public health, safety, convenience and property values; and
- f. To encourage energy-efficient patterns of development;
- g. To promote housing near public transportation routes.

9B.2 PERMITTED USES

9B.2.1 Two-family dwellings

9B.2.2 Multi-family dwellings, including both attached single-family dwellings and attached single-family dwelling flats.

9B.2.3 Government offices, libraries, schools, public safety facilities and public utilities

9B.2.4 Nursery school, family child care home and group child care home facilities

9B.2.5 Senior housing in accordance with Section 16.11 of these Regulations

9B.2.6 Transmission tower

9B.3 DENSITY

- a. Attached Single-family Dwellings consisting of two (2) or more residential units except that there shall be no more than eight (8) units per building; and Attached Single-family Dwelling Flats containing no more than forty (40) Attached Single-family Dwelling Flats per building and Multi-family dwellings.

9B.4 PERMITTED ACCESSORY USES AND STRUCTURES

- a. On-site facilities for active and passive recreation, including community buildings and clubhouses, swimming pools, athletic fields, walking trails, bicycle routes, tennis courts, basketball courts, playgrounds and picnic areas.
- b. Uses or structures accessory to the primary uses to the extent permitted by and subject to the procedures, limitations and conditions of Section 4.10.4 of the Zoning Regulations.
- c. Uses of a residence for personal business purposes to the extent permitted by and subject to the procedures, limitations and conditions of the Zoning Regulations.
- d. Parks and Playgrounds and Community Buildings.
- e. Public utility and infrastructure uses.
- f. Water supply tanks.

9B.5 MINIMUM LOT SIZE

- a. The Minimum Lot Size shall be 20,000 square feet if the lot **IS** served by public sewer.
- b. The Minimum Lot Size shall be 40,000 square feet if the lot **IS NOT** served by public sewer.

9B.6 DENSITY, HEIGHT, AREA AND YARD REQUIREMENTS

- a. Maximum Density:
Eighteen (18) units per acre (1 unit per 2,420 square feet) of land
Total Minimum Open Space: 15%
- b. Setbacks and Height:
Minimum Setback from Existing Public Road Right-of-Way: 50 feet
Minimum Setback from Proposed Public Road Right-of-Way: 25 feet
Minimum Setback from Existing or Proposed Private Road: 20 feet
Minimum Side yard Setback: 15 feet
Minimum Rear yard Setback: 30 feet
Minimum Principal Building Separation: 30 feet
Minimum Accessory Building Separation: 10 feet
Maximum Principal Building Height: 60 feet
Maximum Accessory Building Height: 45 feet (not including utility uses)
Maximum Stories: 5
Minimum Frontage: 80 feet

9B.7 ROAD CONSTRUCTION STANDARD AND ROAD DEDICATION REQUIREMENTS

All roads within a multi-family housing project in the R-20-M Zoning District, which are proposed for dedication to the Town of Montville as municipal streets shall be constructed in conformance with the Town of Montville Road Standard and Improvement Details, as may be amended. All access drives, roads and maneuvering lanes and aisles included in a proposal for a multi-family dwelling project on any lot in the R-20-M Zoning District which are not proposed for dedication as municipal streets shall be constructed of materials required pursuant to the construction specifications and improvement details contained in the Town of Montville Road Standard and Improvement Details. However, the horizontal and vertical layout of such driveways, maneuvering aisles, roads and access ways and drainage specifications shall only be required to comply with good engineering practices and best management practices for stormwater quality and stormwater runoff management based upon the unique characteristics of each project parcel and development design. Sidewalks may be required in accordance to Section 4.10.1.A

9B.8 PARKING REQUIREMENTS

Parking shall be provided in accordance with Section 18 of these Zoning Regulations.

9B.9 SIGNAGE

Signage shall comply with Section 19 of these Zoning Regulations.

9B.10 TRASH REMOVAL

The Site Plan shall provide information about the number, location and screening of dumpsters of trash receptacles at community facilities and for servicing dwelling units.

9B.11 DELETED

9B.12 LANDSCAPING

- a. When and where appropriate, the Commission may allow existing vegetation to be used in lieu of new landscaping materials.
- b. Landscaping of buffers and perimeters shall be achieved with native plants and trees and shall achieve an aesthetic neighborhood landscape.
- c. Landscaping and buffering shall comply with the following minimum requirements:
 1. Any lot developed for multi-family residential use shall provide a landscaped buffer area alongside the rear lot lines at least ten feet (10') wide with one shade tree planted at least three inches (3") in caliper for each fifty feet (50') or part thereof of any portion of such side or rear lot line located adjacent to a building in the multi-family housing development.
 2. Shade trees shall be deciduous shade trees planted at least three inches (3") in caliper with a mature height of at least thirty-five feet (35'). In addition to the shade trees, area requiring a landscape buffer pursuant to these Regulations shall be planted with conifers planted at not less than twelve feet (12') apart and six feet (6') in height.
 3. Existing plant materials may be used to meet all or part of the landscaping and buffering requirements.

9B.13 SIDEWALKS

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 sidewalk interconnects 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.

9B.14 LIGHTING

The site shall be illuminated in accordance with this Section. Lighting from the installation of outdoor lights and illuminated signs will be properly shielded so that lighting does not affect abutting property owners, public streets, or dwellings located on the parcel. The application shall include information sufficient for the Commission to make a determination that the standards required herein are satisfied. All lighting shall conform to the Town of Montville Road Standard and Improvement Details.

9B.15 UTILITIES

- a. All utilities lines shall be located underground.
- b. The location and design of the proposed water supply systems shall be provided, including design calculations, materials specifications, hydrostatic testing procedures, and flow testing procedures. In accordance with Section 8-25a of the C.G.S. as may be amended from time to time, any development providing water by means of a "water company" as that term is defined in C.G.S. Section 16-262m(a), as may be amended from time to time, shall provide to the Commission a Certified Copy of a Certificate of Public Convenience and necessity issued for the development by the Connecticut Public Utility Regulatory Authority. The Town shall not be considered the water company for an approval unless it consents.

No application for Site Plan approval involving such a water company shall be deemed complete without said Certificate, unless the applicant shall provide a resolution of the Montville Town Council waiving said Certificate and agreeing to be responsible for the operation of the subject water company in the event that the company is at any time unable or unwilling to provide adequate service to its consumers.

- c. For any site which is to be served and is capable of being served by an operational public sanitary sewer line prior to occupancy, the site plan shall depict the sewer lateral and other engineering information suitable to determine that connection to an operational sanitary sewer line is feasible. In addition, the applicant shall provide evidence from the Montville Water Pollution Control Authority (WPCA) that it is willing to and capable of providing sanitary sewer service to the subject site. If the applicant proposes to utilize a community sewerage system, as defined in C.G.S. Section 7-245, as may be amended from time to time, a report from the WPCA indicating that all requirements of C.G.S. Statutes Section 7-246(f), as may be amended from time to time, have been satisfied shall be provided. For sites to be served with individual septic systems, the applicant shall provide a written report from the Town Sanitarian indicating that the site is capable of supporting the proposed development.

SECTION 14A: ROUTE 32 OVERLAY ZONE (OZ)

14A.1 PURPOSE

The intent if this Overlay Zone is to promote economic development.

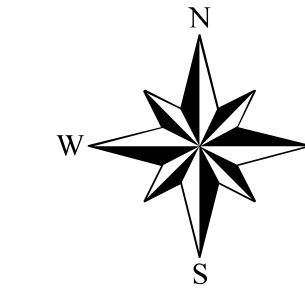
14A.2 The Route 32 Overlay Zone consists of the following areas: all properties that abut Route 32 in Montville and all those parcels of land East of Route 32 and West of the Thames River, those parcels which have frontage on Route 163 East of I-395 in Montville; and all properties otherwise designed as such on the overlay insert map on the official Town of Montville Zoning Map.

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.















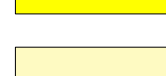
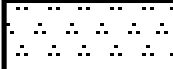

Town of Montville Zoning Map

Effective July 15, 2024

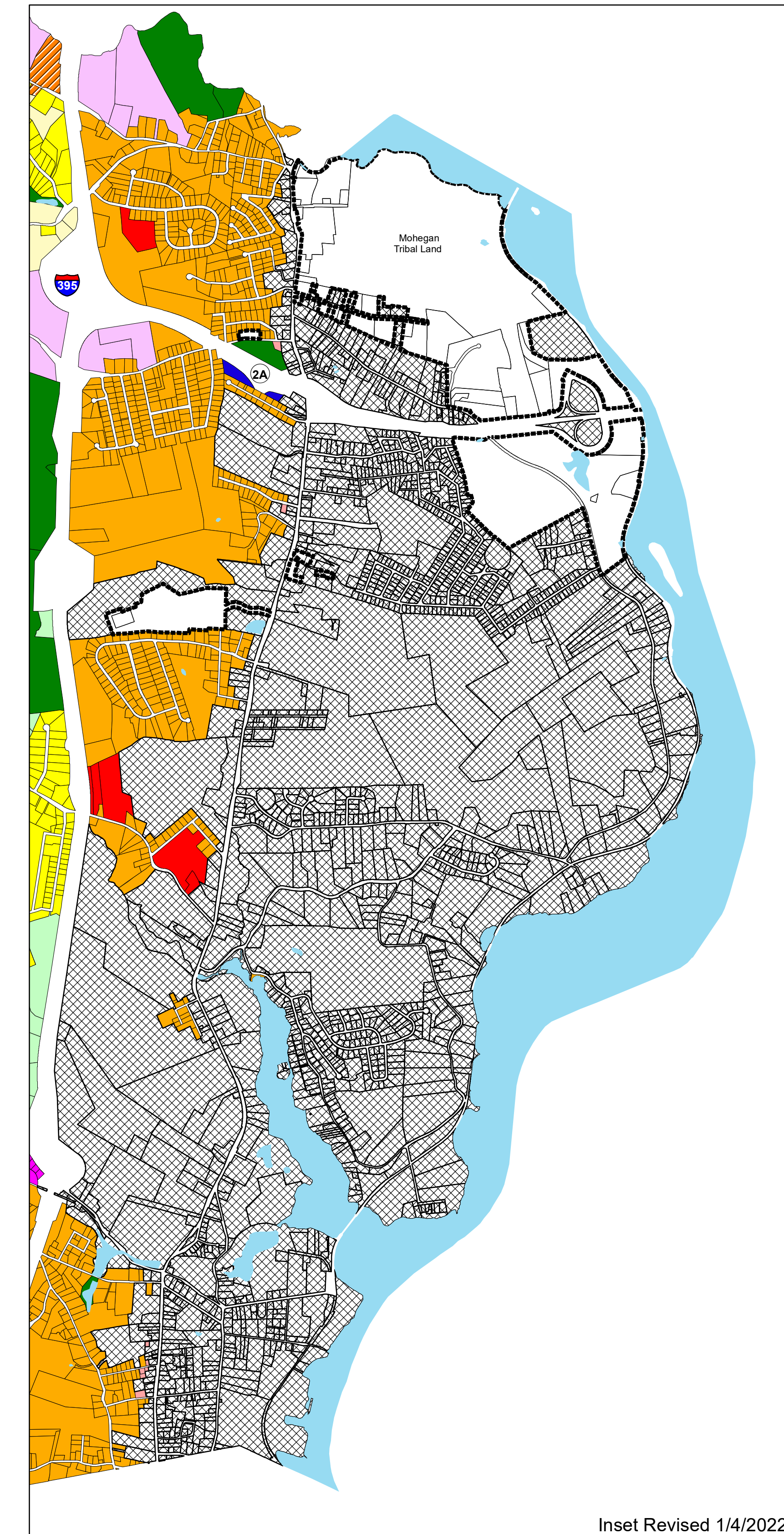


Legend

----- Land Held In Trust by the United States of America

	Annex		I		R20		WRP-160
	C1		LI		R-20-M		HOD Overlay
	C2		OS		R40		Route 32 OZ
	GOV		R120		R80		
	Cannabis Overlay West				Cannabis Overlay East		

ROUTE 32 OVERLAY ZONE AREA (OZ)



Inset Revised 1/4/2022

CANNABIS OVERLAY WEST

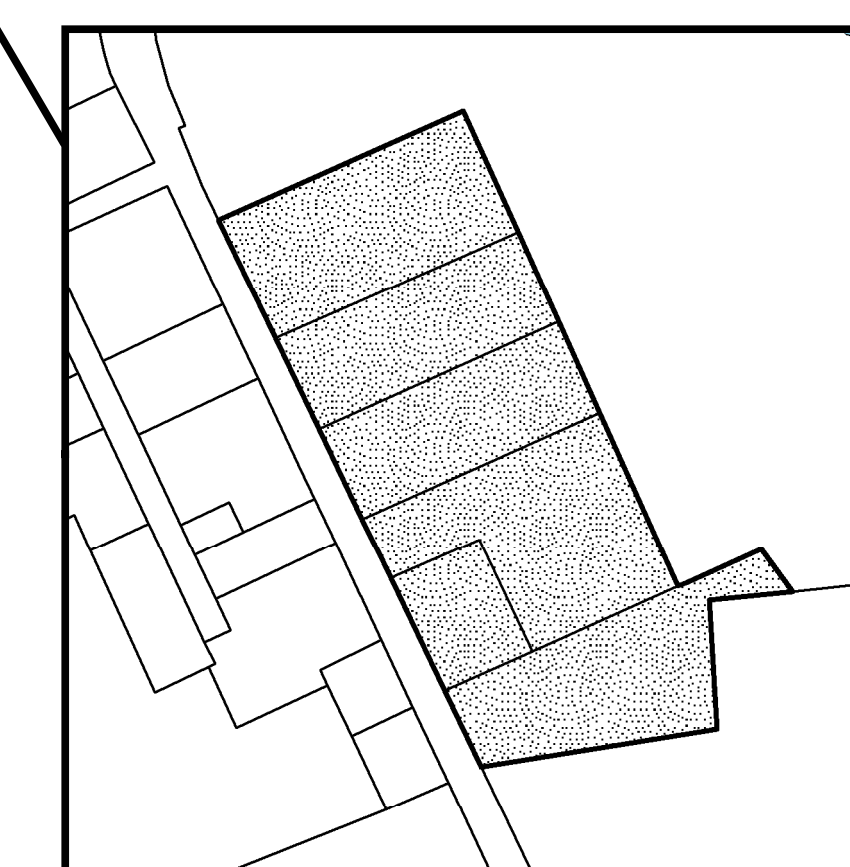


Salem

East
Lyme

Waterford

CANNABIS OVERLAY EAST



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Revision made on 3/21/2023 to correct scrivener's error