



**PROJECT NARRATIVE  
TO ACCOMPANY SITE PLAN APPLICATION**

**SHANTOK VILLAGE  
NEW APARTMENT BUILDINGS**

**1758 AND 1790 ROUTE 32  
MONTVILLE, CONNECTICUT**

**OCTOBER 29, 2024**

**PROJECT DESCRIPTION**

1758 Rte 32, LLC proposes to construct five new, 4-story apartment buildings with 200 units upon 1758 and 1790 Route 32 in Montville, Connecticut. The Shantok Village site is comprised of two parcels of property encompassing 12.19 acres (530,937 SF) that is presently undeveloped.

The project includes clearing and grubbing the subject parcels, construction of a new access road off Route 32 and construction of new retaining walls, parking areas, storm drainage systems with underground detention/infiltration structures and the extension of new electric, cable TV, telephone and water and sewer utilities to the buildings. The new buildings encompass approximately 14.8% of the overall lot area.

**SITE DESCRIPTION**

The property is bordered by residential parcels to the north, south and west and residential and commercial development to the east along Norwich-New London Turnpike (CT RT 32). The site exhibits steep topography extending from the north to the southern portion of the property. There are no wetland soils or watercourses located upon the site or adjacent thereto and the site is not located within a coastal zone.

The site is located in FEMA Flood Hazard Zone X per the Flood Insurance Rate Map (FIRM) New London County, Connecticut All Jurisdictions Panel 351 of 554, Community-Panel Number 09011C 0351G, map revised July 18, 2011.

## **ZONING COMPLIANCE**

### **SECTION 4.10: GENERAL REQUIREMENTS**

- ZR4.10.5 requires submission of a soil erosion and sediment control plan with a development application when land disturbance exceed more than one acre. The proposed development will result in the disturbance of approximately 12.19 acres of land. The provided plan set includes an erosion and sedimentation control plan as part of the application package. The site will required a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities from the Connecticut Department of Energy & Environmental Protection before any site disturbance is actuated.

### **SECTION 4.11 PERMITTED USE REGULATIONS**

- ZR4.11.5.2 requires that buildings shall be so grouped that each façade shall face its full dimension upon a street, unless the subject parcel or parcels included in the development are located within the R-20-M zone or the Route 32 Overlay Zone. The proposed layout meets with this requirement being located within the R-20-M and Route 32 overlay zone.

### **SECTION 9B: R-20-M DISTRICT**

- The properties comprising the site are located within the R-20-M District and the Route 32 Overlay zone and per ZR9B.2 multi-family dwellings are a permitted use.
- Per ZR9.B.3.a & .b, forty (40) attached single family dwelling flats are allowed per building. As such, 40 dwelling units per building are limited to all 5 residential buildings proposed on this site.
- Per ZR9B.5, the minimum lot size shall be 20,000 square feet if the lot is served by public sewer. The two parcels of property comprising the site total 530,937 square feet and the site is serviced by public sewer.
- ZR9B.6, establishes the following requirements:

Maximum allowed dwelling unit density is 1 unit per 2,420 square feet of land. Based on the total lot area of 530,937 square feet and 200 total dwelling units the unit density is 2,654 square feet per unit.

Total minimum open space area of 15% of the lot area. For the total lot area of 530,937 square feet the required open space is 79,641 square feet. The open space provided is 196,200 square feet as shown on the Notes, Legend, and Abbreviations and the Site Layout Plan.

Setbacks: 50 feet to public road, 15 foot side yard, 30 foot rear yard and 30 foot building separation. The setbacks are met as demonstrated on the Site Layout Plan.

Maximum Building Height: 60 feet. The following building heights are the vertical distance measured from the average elevation of the finished grade around the building (shown on the Site Layout Plan and documented in the Notes, Legend, and Abbreviations sheet) to the highest point of the building.

Building 1 = 60 feet, Building 2 = 60 feet, Building 3 = 60 feet, Building 4 = 60 feet, Building 5 = 60 feet, and the Community Building is 30.6 feet.

- ZR9.B.8 and Section 18 of the regulations, the site plan permit application includes a parking plan demonstrating the need for 400 parking spaces for the entire complex. The total number of parking spaces provided is 408 spaces.
- ZR9.B.9 and Section 19 of the regulations, for signs in a residential district located on a collector road the maximum allowed sign size is 15 square feet. The new sign proposed for the project shall be limited to 15 square feet under a separate application.
- ZR9.B.12 provides minimum requirements for landscape buffers and shade trees. A landscape plan and notes are provided on the Site Layout Plan and the Notes, Legend, and Abbreviations sheets demonstrating compliance with this regulation.
- ZR9.B.13 provides sidewalk requirements for the site and access to the adjacent street. Sidewalks are provided throughout the site with an accessible walk extending to the street, with a streetside walk proposed.
- ZR9B.14 provides requirements for lighting. A Lighting and Photometric Plan and notes are provided demonstrating compliance with this regulation.
- ZR9B.15 requires that all new utilities be located underground. This requirement is met as demonstrated on the Site Layout Plan.