

TOWN OF MONTVILLE
Department of Land Use & Development
Prepared by Meredith Badalucca 11/1/24

Property Address: 2268, 2280 & 2284 Route 32 Parcel ID: 106-034-000, 106-036-000,
106-035-000

Application: 24SITE10

Property Owner: Samuels Montville, LLC

Applicant: Honeycomb Real Estate Partners, LLC Attn. Lewis Brown

LS: Todd S. Hesketh, LS, F.A. Hesketh & Associates

PE: Brian P. Dundon, PE, RJ O'Connell & Associates, Inc.

Attorney: William R. Sweeney, Esq., TCORS, PC

Lot Size: All 3 parcels combined equal 3.4 acres

Lot Frontage: 393.9+/- feet on Route 32

Zoning District: C-1 (Commercial) and Route 32 Overlay Zone (OZ).

Public Water/Sewer: Yes

Flood Hazard Zone: No

CAM Zone: No

Public Water Supply Watershed: No.

Proposed Public Improvements: CT DOT Encroachment Permit Required

Site Restoration Bond: Needs to be provided by applicant for review and approval of
Town Engineer

Site Inspection: Completed by ZEO Radford and myself on February 22, 2024.

Legal: Submitted to Land Use Dept. on 10/30/24. Date of Receipt by PZC 11/12/24,
Decision Required Date – 1/16/25.

Proposal: 57-unit, 4 story, mixed income multi-family dwelling with 80% of the proposed units available to individuals earning 80% of Area Median Income (AMI) and 20% of the units will be market rate. The applicant is proposing twenty-five (25) one bedroom and thirty-two (32) two bedroom ranging in size from 690 sf to 960 sf units. The proposed drawings shown on sheet PZ-1 include a lobby, offices, conference room, mail and package area, fitness room, bike room and community room.

Background:

2268 Route 32: Previously was developed with a 5-7-unit multi-family residence with a single-family residence located on the same parcel. Both buildings have been demolished.

June 7, 1989 Zoning Board of Appeals (ZBA) approved variance to allow construction of 8-unit multi-family building in location of the single-family residence.

February 15, 1991 Planning & Zoning Commission (PZC) approved by Special Permit an 8-unit multi-family residential building. This was not constructed.

June 25, 1991 PZC denied a request to modify the approved plan to allow an additional 4 units to be located in the basement of the building.

2280 Route 32: Previously was developed with a single-family residence that has since been demolished.

2284 Route 32: Vacant land.

In October of 1989 the PZC approved a 12,000-sf retail and office complex. A modification of that approval was approved on January 23, 1990. This complex was not constructed.

2268, 2280 & 2284 Route 32 combined: February 26, 2008 IWC approval for work within a regulated area for the construction of a 14,700-sf pharmacy and two (2) fast food restaurants totaling 6,100 sf.

Staff Comments/Review:

This property is located in the C1 zoning district and is included in the Route 32 Overlay Zone (OZ). The C1 zoning district Zoning Regulations (ZR) section 10.2.8 permits Apartments located in space not occupied by the primary commercial use on the property provided they are not at ground level. There is no commercial use being proposed. However, the OZ, ZR section 14A.3 allows for multi-family dwellings and states the following:

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.

Multi Family Dwellings ZR section 4.11.5 was also reviewed by staff for compliance with this application. ZR Section 4.11.5.5 as well as, ZR Section 4.10.1.A state: "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 sidewalks interconnect 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.". The applicant

is proposing a sidewalk to the south of the access drive which will connect to a crosswalk across Route 32 to an existing sidewalk on the easterly side of Route 32. There currently are no sidewalks on the westerly side of Route 32 adjacent to the project area.

This application was received by the Inland Wetland Commission on October 17, 2024 per ZR Section 4.10.6. and a public hearing was set for November 21, 2024.

4.10.6 INLAND WETLANDS: If an application for a permitted use or special permit involves an activity regulated under the provisions of Chapter 440 of the C.G.S. as may be amended from time to time, the applicant shall submit an application for a permit to the Montville Inland Wetlands and Watercourses Commission not later than the day such application is filed with the Planning and Zoning Commission. The decision of the Planning and Zoning Commission shall not be rendered until the Montville Inland Wetlands and Watercourses Commission has submitted a report with its final decision to the Planning and Zoning Commission. In making its decision, the Planning and Zoning Commission shall consider the report of the Inland Wetlands and Watercourses Commission and if the Commission establishes terms and conditions for approval that are not consistent with the final decision of the Inland Wetlands and Watercourses Commission, the Commission shall state on the record the reasons for such terms and conditions.

The applicant has provided greater than 10% of the total lot area of landscaping around the property as required by ZR Section 18.16.1. Please see sheet L100 of the plan set entitled "Site Plan for Redevelopment of Horizon View, 2268 – 2284 Route 32 – Montville, CT, Prepared by RJ O'Connell & Associates, Inc., Prepared for Honeycomb Real Estate Partners, Dated 9/25/2024, Revised 10/25/2024" for the proposed landscaping plan.

18.16.1 Parking Lots

Every parking lot which contains eighty thousand (80,000) or more square feet of lot area, including adjacent front, side and rear yard areas shall provide:

1. Landscaped areas amounting to at least ten percent (10%) of the total lot area, exclusive of building coverage. Such landscaped area may include those landscaped strips along the front, side and rear lot lines. All interior landscaping, including parking islands shall be located so as to provide both aesthetic value and orderly traffic flow and shall be integrated with the overall stormwater management plan within the subject site.

ZR Section 18.3.2 provides parking requirements for Multi-Family Dwellings for less than twenty-five (25) units. This project is proposing 57 units therefore, this regulation does not apply.

ZR Section 14A.3 d. states “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.” The applicant has provided for 2 spaces per unit and an additional 3 spaces per 10 units for visitor parking. There is a total of 132 proposed parking spaces.

Section 18.2.2 The Commission shall accept parking or landscape plans; if one or more of the following criteria have been met:

1. A parking plan has been submitted by a Connecticut Licensed Professional Engineer which has been reviewed and approved by the Town Engineer and Director of Planning.
2. The construction of fewer parking spaces may improve stormwater quality while still satisfying parking demand.
3. Current parking demand will allow for the phasing of required parking spaces. The construction of the parking area and installation of the spaces may be phased according to the short term requirements as designated on the Plan, except that no less than fifty percent (50%) of the total spaces required shall be constructed as part of the short or current requirement. The balance of spaces not constructed shall be designated as reserve spaces on the site plan and laid out on an integral part of the overall parking layout, and must be located on land suitable for parking area development and either left in its natural state or suitably landscaped. Under any circumstances, the owner may construct the total number of parking spaces required or if the Commission determines that additional spaces identified as reserve spaces on the site plan may be required, the Commission shall notify the property owner concerning the Commission’s findings and owner shall construct the required spaces within six (6) months of such notification.

Staff Technical Review Comments:

1. Please include an approval block on cover page.
2. Plan Sheet PTS-1, Notes, Zone Requirements, no height restriction, please revise.
3. Plan Sheet PTS-1, Notes, **Minimum frontage may be reduced to 60’... Plan states 100’, please revise.
4. Plan Sheet PTS-1, Note 8B, clarify ROW
5. Plan Sheet N-1, Note 13 references Massachusetts twice, please revise.
6. Please confirm no sign is being proposed as part of this site plan application.
7. Per ZR Section 17.2.6 provide an 8 ½” x 11” photocopy of a USGS Quad Map with the project site outlined.
8. Per ZR Section 17.4.1 revise cover sheet to include the name and address of the applicant and owner of record.

9. Please provide a bond estimate per ZR Section 17.6.10.

Agency Comments:

Town Engineer: Pending

Fire Marshal: See both sets of comments dated 10/31/24.

Building: Pending

WPCA: Pending

Police Department: Pending

Assessor: Staff has consulted with the Assessor regarding the preferred address for the combined parcels. She has requested 2268 Route 32 be used.

Town of Montville Inspection Report

Date: 2/22/2024 Inspection Type: Zoning Permit Inspection/CZC

MS4/ Erosion and Sediment Control Inspection Yes No
☐ ☒

Location: 2268, 2280, 2284 Route 32 Map/Lot/Block:

Parties Present Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Stacy Radford
Meredith Badalucca
[Click here to enter text.](#)
[Click here to enter text.](#)

Yes No
CZC Approved ☐ ☒

Comments/Observations

Did site inspection of the property for the proposed development.

Town of Montville Inspection Report



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