

TOWN OF MONTVILLE
Department of Land Use & Development
Technical Review Comments
Prepared by Meredith Badalucca 2/7/25

Property Address: 2 Enterprise Lane Parcel ID: 002-005-00B
8 Enterprise Lane Parcel ID: 002-005-00C
Application: 25 SITE 1
Property Owner: Homes R Us LLC (2 Enterprise Lane)
8 Enterprise LLC (8 Enterprise Lane)
Applicant: John Dempsey – Homes R Us
PE: Ellen Bartlett – Green Site Design LLC
Lot Size: +/- 0.94 Acres - 40,976 square feet (2 Enterprise Lane)
+/- 0.93 Acres – 40,389 square feet (8 Enterprise Lane)
Zoning District: Light Industrial (LI)
Public Water/Sewer: No
Flood Hazard Zone: No
CAM Zone: No
Public Water Supply Watershed: Yes. Need copy of referral from applicant as well as any comments received.
Proposed Public Improvements: New curb cut and underground electrical for 2 Enterprise Lane. Existing curb cut for 8 Enterprise Lane.
Site Restoration Bond: Need revised estimate for review and approval.
Site Visit: Completed by ZEO Radford and myself on 9/16/2024 for potential application and on 2/3/25 for this application.
Legal: Submitted to Land Use Dept. on 1/31/25. Date of Receipt by PZC 2/25/25, Decision Required Date – 5/1/25.

Proposal: Site plan modification for approved site plan for 2 Enterprise Lane to include access driveways and loading dock located at 2 and 8 Enterprise Lane.

Background:

- Original Subdivision – Waterview Business Park Filed on Land Records April 10, 1989

2 Enterprise Lane:

- Site Plan approval by PZC for a 2 story office building approved on June 27, 2000 (not constructed)
- Site Plan approval by PZC for a steel fabrication building approved on June 12, 2001(not constructed)
- Site Plan approval by PZC for light industrial warehouse & associated site improvements approved on March 28, 2023
- Zoning permit issued for 9,000 SF building with associated site improvements on February 1, 2024

8 Enterprise Lane:

- Site Plan for Veterinary Emergency Hospital approved by PZC on July 25, 2000

- Zoning permit for Veterinary Emergency Hospital issued on February 12, 2002, CZC issued by ZEO Saunders on July 11, 2002
- Zoning permit issued for sign on July 12, 2010, no CZC issued as ZEO Burdick on October 28, 2015 stated sign removed - business gone
- Zoning permit issued for change of use from Veterinary Hospital to Genetic Diagnostic Testing Lab/offices on September 15, 2016, no CZC issued as ZEO Burdick indicated Building Permit for Tenant fit out issued December 20, 2016
- Zoning permit issued for use change to 1,531 SF of office space and 2,669 SF of warehouse/industrial use on October 3, 2024

Staff Technical Review Comments:

Application:

1. Include name and address of property owner for 8 Enterprise Lane.
2. Clarify narrative to include location of overhead door. Is there a proposed overhead door in the rear and side of the building? Please include on layout and plan if there is a second overhead door proposed.
3. Clarify in narrative if the show room is for wholesale purposes only as was indicated as part of Zoning Permit number 24 ZP 215 application.
4. Clarify the number of offices and square footage for each use as narrative does not correspond to Zoning Permit number 24 ZP 215. The same layout was provided for both applications.
5. Please provide a copy of the referral to the New London Public Utilities as well as, any comments received.

Site Plan:

6. Per map number 1075 titled "Waterview Business Park, prepared for Village Development, Route 85, Montville, Connecticut, Prepared by John Kopko Jr & Associates, dated October 1988 and filed on the land records April 10, 1989, Note number 11 states: "Lot development shall take place on an individual basis. For zoning compliance permits, a site plan in conformance with Montville Zoning Regulations must be prepared and approved by the Montville Zoning and Planning Commission prior to the issuance of any building permits for any lot. All lots are restricted to 80% coverage of the total and of each lot with impervious surfaces (i.e. building, pave parking areas). Please verify these requirements have been met for each lot.
7. Please revise parking calculations on Sheet 2, if required per comment number 4 above.
8. Sheet 2 has an additional north arrow on the left hand side of the plan.
9. Clarify how trash removal will be handled as no dumpster is indicated on the site plan for 8 Enterprise Lane.
10. Sheet 3, General Notes number 1 indicates CLA Engineers, please verify this is correct.
11. Sheet 5, Erosion Control & Sedimentation Narrative note number 1 indicates 0.93 acres of disturbance is proposed. Please verify as application indicates 1.28 acres.
12. Per Zoning Regulation Section (ZP) 17.2.6 please provide an 8 1/2" x 11" photocopy of a USGS Quad Map with the project site outlined.
13. Per ZP 17.4.1 please indicate the name of the applicant and owner of record of each lot.
14. Per ZP 17.4.3 please indicate dimensions and area in acres and square feet.

15. Per ZP 17.4.4 “Zoning districts and dimension of all yards as required by these regulations. This information will be shown in both mapped and tabular forms.” Please include required information for both lots.
16. Per ZP 17.4.8 provide the approximate locations and size of all existing structures on the abutting properties which are within one hundred feet (100’) of the property lot lines.
17. Per ZP 17.4.9 please indicate “Location of all proposed storage areas for materials, supplies, products, vehicles and equipment that will not be kept inside a structure as required by these Regulations.”. Please note the “existing loading space to remain” at 8 Enterprise Lane were not approved spaces. Please re-label.
18. Clarify if any signage is proposed (ZP 17.4.13). If not part of site plan approval, a separate zoning permit application will be required. Please note, applicant has installed a sign at 8 Enterprise Lane without the benefit of a zoning permit.
19. Per ZP 17.4.14, show location, size, height and orientation of all outdoor lighting facilities for 8 Enterprise Lane. Per ZP 18.14, adequate lighting shall be provided in all lots of more than fifteen spaces except where the Commission may determine that such parking areas will never be used at night. Please note, the site plan for the Emergency Veterinary Hospital indicated two light poles.
20. Please provide updated bond estimate per ZP 17.6.10.
21. Proposed parking layout for 8 Enterprise Lane is not consistent with previously approved parking plan. Please remove 2 parallel spaces as they do not meeting the requirements of ZP 18.8.1 nor ZP 18.8.2. Also see comment 17 above regarding the “existing loading spaces”.

Agency Comments:

Town Engineer:	See comments dated 2/6/25
Fire Marshal:	Referred 2/5/25
Building:	See comments dated 2/5/25
Uncas Health:	See comments dated 2/5/25
Police Department:	Referred 2/5/25
Public Works:	Referred 2/5/25
Town Attorney:	Referred for review of proposed easement areas on 2/6/25