

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
Staff Technical Review

Prepared by Meredith Badalucca on February 12, 2025

**Property Address:** 145 Route 32 (070-030-000)  
18 Powerhouse Road (070-034-000)  
**Application:** 25 SITE 2  
**Property Owner:** JNE Holdings, LLC  
**Applicant:** Same  
**PE:** Fuller Engineering & Land Surveying  
**Lot Size:** 59,415 S.F. (145 Route 32)  
50,731 S.F. (18 Powerhouse Rd)  
**Lot Frontage:** 181.6 +/- feet on Norwich-New London Turnpike (CT Route 32)  
**Zoning District:** R-20 (Residential) 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:** Applicant is proposing to use the existing curb cuts that served the previous multi-family and two-family use.  
**Site Restoration Bond:** Estimate is required for review and approval by Town Engineer.  
**Legal:** Submitted to Land Use Dept. on 2/11/25. Date of Receipt by PZC 2/25/25, Decision Required Date – 5/1/25.  
**Site Inspection:** Site visit completed on 2/14/25 by ZEO Radford and myself.

**Proposal:** Combine both lots to create one lot and construct an 11 unit multi-family development with associate parking and site improvements.

**Background obtained from Assessor Cards:**

145 Route 32 – 4 family multi-family dwelling built in 1900  
18 Powerhouse Road – 2 family dwelling unit built in 1953

**Staff Comments/Review:**

Both properties are located in the R-20 zoning district and are included in the Route 32 Overlay Zone (OZ). The R20 zoning district Zoning Regulations section (ZR) 9.2.9 allows for Multi-family dwellings in accordance with Section 4.11.5. ZR 14A.3 a of the OZ zone also allows for Multi-family dwellings.

The applicant is proposing to combine the two parcels to create one lot. Therefore, the lot will be considered a through lot as defined in our Regulations as follows: “A through lot is a lot having frontage on two (2) streets. The front lot line on a through lot shall be designated as the lot line opposite the front of the structure.” The applicant has proposed two structures facing Route 32 and one structure facing Powerhouse Road. The plans show the frontage as Route 32 which will allow for the rear lot line to be farthest from the street. Our definition of Rear Lot Line is “A rear lot line is any lot line, other than another

front lot line on another street, which is the farthest lot line from the street.”. This parcel does not meet the definition of a corner lot as defined as “A lot or parcel of land abutting on two or more streets at their intersection. The front lot line on a corner lot shall be designated as the lot line opposite the front of the structure.”.

Staff suggests using the address of 18 Powerhouse Road as the main access is from Powerhouse Road. This will prevent any confusion for deliveries and emergency personnel. This has also been discussed with the Assessor as well.

ZR Section 4.11.5.5 states “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.” There are currently no sidewalks on the adjacent street in the area of this parcel. Therefore, staff feels this section is not applicable.

The parking lot area for the proposed project is under 80,000 sf. Our ZR do not require any landscaping for parking lots less than 80,000 sf. The applicant has provided landscaping as shown on the plan on sheet C-5.1 even though they are not required to do so.

### **Staff Technical Review Comments:**

#### Cover Sheet

1. Per ZR 17.2.6 please include lot lines and zoning boundaries within 1,000 feet of the subject property on the location map.

#### Zoning Improvement Location & Topographic Plan

2. Note #7 indicates incorrect owner.
3. Note #8 indicates the wrong parcel id and zone.
4. Note #9 indicates 1.33 acres. Please indicate which parcel this pertains to and include the other parcel information.
5. Zoning Compliance Table indicates 10,000 s.f. requirement for minimum lot area. Please indicate that this is 10,000 s.f. of lot area per multi-family dwelling unit.
6. Zoning Compliance Table indicates Route 32 rear setback as 181.3, plan shows 182.6.

#### Sheet Number C-2.1

7. Please indicate on the plan if the well at 145 Route 32 is proposed to be abandoned.
8. Note #4, remove “local building department” and replace with Planning and Zoning Commission. Also, update to the latest version of the CT E&S Guidelines on this sheet as well as, throughout the plan set.
9. Zoning Compliance Table for Proposed Lots Merged indicates 80.3 front setback, plan shows 73.2.
10. Parking Compliance Table is cut off.

#### Sheet Number C-2.2

11. Units 7, 4 & 6 are indicated for Phase I in narrative, plan shows 7, 6 & 5.
12. Phase 2 note 5 indicates 5 parking spaces, please confirm.
13. Phase 3 note 4 indicates install temporary fence around phase 2 area vs. phase 3.
14. Please indicate that unit 1 will not be occupied prior to renovation and issuance of a CZC and CO for Phase 2.
15. Please verify that the location of the temporary fencing will not interfere with the location of the erosion & sediment controls.

Sheet Number C-3.2

16. Please verify that all utilities will be placed underground per ZR 4.11.5.7.

Sheet Number C-4.2

17. Construction Sequence Note 12, replace Municipality with Zoning Enforcement Officer.
18. Operation Requirements Note 2, add “and Zoning Enforcement Officer” after Engineer.
19. Operation Requirements – Final Grading and Paving Operations Note 3, replace municipality with Zoning Enforcement Officer and remove Eastern CT Soils Conservation District and Inland Wetlands Commission.

Overall Plan

20. Is the applicant proposing any signs? If not included as part of site plan approval, a separate zoning permit application will be required. If signs are proposed, please see ZR 17.4.13 as well as, ZR 19.
21. Please include area in acres on the plan for both properties per ZR 17.4.3.
22. Include approximate locations and size of all existing structures on the abutting properties which are within one hundred feet (100') of the property lot lines per ZR 17.4.8.
23. Please provide a bond estimate per ZR 17.6.10.
24. Per ZR 18.8.1, access drives for two-way traffic shall be 24', please revise plan to show 24' access drive in the area of Unit 11.

**Agency Comments:**

Town Engineer:	Referred on 2/11/25
Fire Marshal:	Referred on 2/11/25
Building:	Referred on 2/11/25
WPCA:	Referred on 2/11/25
Uncas Health:	Referred on 2/11/25
Public Works:	Referred on 2/11/25
Police Department:	See comments dated 2/14/25





145 Route 32 looking towards  
18 Powerhouse Road



Existing structures at 18  
Powerhouse Road





