

TOWN OF MONTVILLE
Department of Land Use & Development
Technical Review Comments
Prepared by Meredith Badalucca 3/10/25

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: \$18,662.50, to be reviewed and approved by consulting engineer.
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 7,500 sf light industrial manufacturing building with 1,500 sf office & associated site improvements approved on March 28, 2023
- Zoning permit issued for March 28, 2023 site plan approval 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 Comments/Review:

This property is located in the Light Industrial (LI) zoning district. Zoning Regulation section (ZR) 12.2.2 list Business, professional offices as permitted uses and ZR 12.2.5 list Warehousing, wholesale businesses, interior or exterior storage as permitted uses. As shown on the plan entitled “PVC Direct Revised Site Plan, 2 & 8 Enterprise Lane, Oakdale, CT Map/Block/Lot: 002-005-00B & 002-005-00C, Dated January 30, 2025, Revised March 5, 2025, Prepared by Green Site Design, LLC” the required minimum lot size, frontage and setbacks have been met.

ZR 4.10.1.A 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 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.”. There are currently no sidewalks on the adjacent street nor is the project located within 1,000 feet of an existing commercial center, school or place of public gathering.

ZR 18.3.3 states “For Business or Professional Office or Governmental Office Space: One (1) space for each two hundred fifty square feet (250sqft) of gross floor space.” The applicant has indicated a total of 1,105 square feet of office space, however the architectural plans indicate 1,800 square feet. Further clarification is needed to determine parking calculations.

ZR 18.3.14 states “For Industrial Plants, Wholesale Establishments, Warehouses and Similar Buildings: One (1) space for each one thousand square feet (1,000sqft) of floor area or one (1) space for each three (3) persons normally employed, whichever is greater.” The applicant has indicated that there is a total of 3,095 square feet of industrial/manufacturing space and 4,200 square feet of storage. Clarification is needed as the architectural plans show 2,400 square feet of industrial/manufacturing space and 4,200 square feet of storage.

ZR 18.4.1 states “The Parking required herein is in addition to space which is required for the storage of trucks or other vehicles used in connection with a business, commercial or industrial use.” Staff has confirmed with the applicant that the two loading spaces to the east of the building at 8 Enterprise Lane will meet their needs.

ZR 18.14 states in part: “Adequate lighting shall be provided in all lots of more than fifteen (15) spaces except where the Commission may determine that such parking areas will never be used

at night.” The applicant has revised the plans to show two freestanding light fixtures in the parking lot of 8 Enterprise Drive.

Per map number 1075 entitled “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). The applicant has indicated that 2 Enterprise Lane will have approximately 0.63 acres of impervious cover of the 0.94 acre lot. This is about 67% coverage. 8 Enterprise Lane is a 0.93 acre lot with approximately 0.40 acres of impervious cover for about 43% coverage.

Staff Technical Review Comments:

Application:

1. Clarify the square footage for each use as narrative and site plan do not correspond to architectural plans provided as part of the application.
2. Please provide a copy of the referral to the New London Public Utilities as well as, any comments received.

Site Plan:

3. Please revise parking calculations on Sheet 2, if required per comment number 1 above.

Agency Comments:

Town Engineer:	See revised comments dated 3/7/25
Fire Marshal:	Comments dated 2/21/25 “The Fire Marshal’s Office has no comment for 2 & 8 Enterprise Lane at this time.”
Building:	See comments dated 2/5/25
Uncas Health:	Comments dated 2/5/25 “The Health District does not have any additional comments to the revisions of 2 & 8 Enterprise Lane. The septic system design will not change, other than an additional 1.5’ of fill over the system.”
Police Department:	Comments dated 2/21/25 “The Montville Police Department does not see any issue with the proposed plans for 25 Site 1-2 & 8 Enterprise Ln. We assume that if there is any on street parking, it will all be within state law (i.e. distance from stop signs, distance from curbs, etc.).”
Public Works:	See comments dated 2/25/25
Town Attorney:	Referred for review of proposed easement areas on 2/6/25. Easement documents are needed for review and approval.





