

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Technical Review
Prepared by Meredith Badalucca on March 4, 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: \$22,110 to be reviewed and approved by the 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 associated 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:

Zoning Improvement Location & Topographic Plan

1. Note #9 total site area is incorrect.

General Application

2. Please provide a draft legal description for the lot merger for review by staff.

Agency Comments:

Town Engineer: See comments dated 2/20/25

Fire Marshal: 2/21/25 – “The Fire Marshal’s Office has no comments at this time.”

Building: Referred on 2/11/25

WPCA: See comments dated 2/18/25, additional comments anticipated.

Uncas Health: See comments dated 2/21/25

Public Works: See comments dated 2/25/25

Police Department: See comments dated 2/14/25



145 Route 32 looking towards
18 Powerhouse Road



Existing structures at 18
Powerhouse Road



