

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
Staff Report  
Prepared by Meredith Badalucca on April 22, 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:**

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

**Agency Comments:**

Town Engineer:	Comments dated 4/21/25 “CLA has performed a review of the latest application documents and find that all of our previous comments have been addressed.”
Fire Marshal:	2/21/25 – “The Fire Marshal’s Office has no comments at this time.”
Building:	Referred on 2/11/25, no comments received.
WPCA:	See comments dated 3/21/25 and 4/21/25
Uncas Health:	Comments dated 2/21/25 “- It appears that the condominiums will be served by sewer and water. Therefore, the Uncas Health District does not have any jurisdiction. If this changes, please contact me. – The existing wells on the properties are to be properly abandoned and permitted by a licensed well driller.”
Public Works:	Comments dated 2/25/25 “1. All Utility work in the town road right of way requires a permit. 2. Must follow the Town of Montville Road Standards and Improvement Detail for all asphalt and roadway repair.”
Police Department:	Comments dated 2/14/25 “The Montville Police Department comments are in regards to General Notes, on page C-5.1, #2. The end of this note states that the “Contractor” will “provide traffic control necessary for this work”. The contractor will need to check with the Montville Police Department, to determine what level of traffic control is needed; i.e. police services.” This comment has been addressed in the 4/16/24 revision of the plan set.

### **SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:**

I make a MOTION to APPROVE with conditions, application number 25 SITE 2 for an 11 unit multi-family development with associated parking and site improvements at 145 Route 32 (070-030-000) and 18 Powerhouse Road (070-034-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set titled "Madison Place Luxury Townhouse Development, 18 Powerhouse Road & 145 CT Route 32, Montville, CT, Owner/Applicant JNE Holdings, LLC, 338 Westport Road, Wilton, CT, Prepared by Fuller Engineering & Land Surveying, Dated 3/20/24, Revised 4/18/25".

### **CONDITIONS:**

#### **General Conditions:**

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
4. An approved Zoning Permit is required prior to the start of any work.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
6. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.

#### **Site Specific Conditions:**

7. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
8. All landscaping shall be maintained post construction.
9. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
10. Site signage not shown on plan shall require an approved zoning permit prior to installation.

#### **Conditions to be met prior to signing of plans:**

11. Plans shall be revised as follows:
  - Provide a cleanout on main between unit 8/9; 75' downstream from unit 11, per WPCA comments dated 4/21/25.
12. New warranty deed shall be reviewed and approved by the Land Use & Development Staff.
13. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
14. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.

15. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
16. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

Conditions to be met prior to the issuance of zoning permits:

17. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
18. Lot merger plans and approved warranty deed shall be filed on the Town of Montville Land Records.
19. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.
20. A soil erosion & sediment control bond shall be posted in the amount of \$22,110 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development.
21. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:

22. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
23. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

Should the Commission vote to **DENY** the application, it shall state its reasons on the record.





145 Route 32 looking towards  
18 Powerhouse Road



Existing structures at 18  
Powerhouse Road





