

Town of Montville
Planning & Zoning Commission
310 Norwich New London Tpke
Uncasville, CT 06382
(860) 848-6679

Certificate of Notice of Decision

LOCATION: 82 Jerome Rd (M/B/L 069-042-000), 15 Jerome Ave (M/B/L 069-051-000) & 232 Norwich New London Turnpike (M/B/L 069-061-000), Uncasville, CT

REPRESENTATIVE(S): Harry B. Heller, Esquire, Heller, Heller & McCoy
Seamus M. Moran, P.E., Loureiro Engineering Associates

APPLICANT(S): Village Apartments, LLC, Tomas Haendler, Member

PROJECT: 3 New Multi-family Buildings for 160 New Dwelling Units and Associated Site Improvements

APPLICATION: PZ# 22 SITE 1 – Site Plan Approval

COMMISSION ACTION: **APPROVE WITH CONDITIONS** Application PZ# 22 SITE 1 for three (3) proposed new Multi-Family Buildings for 160 new dwelling units for a total of 214 dwelling units, and associated site improvements in accordance with the application, supporting documentations and a plan entitled: "Site Development Plan, Village Apartments – Phase III, New Multi-family Apartment Buildings, 15 Jerome Avenue, 82 Jerome Road and 232 Route 32, Prepared by Loureiro Engineering Associates, Dated March 11, 2021, Revised to 05/24/22"

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void. The applicant may re-file another application review.



Planning Director



Administrative Assistant

Date of Approval: May 24, 2022
Expiration Date: May 24, 2027

PZ# 22 SITE 1 – CONDITIONS OF APPROVAL:

1. The lot line adjustment (merger) plan shall be filed on the Land Records in the office of the Town Clerk prior to issuance of a zoning permit to start work and the address of the properties when merged shall be coordinated with the Montville Tax Assessor.
2. The Parking Plan/Narrative dated November 15, 2021 and the May 24, 2022 revised Parking Narrative, reviewed & approved by the Town Engineer on 5/24/22, shall be part of this approval.
3. The final revised plan sets, along with a digital copy of the final plan, shall be submitted to the Planning Dept. & shall be signed and sealed by P.E., LS and CSS prior to the issuance of zoning permit to start work.
4. Before construction of the project commences, the project will further require (i) OSTA (Office of the State Traffic Authority) permit for a major traffic generator; and (ii) DEEP (Dept. Energy Environmental Protection) registration under the Connecticut General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities.
5. Applicant shall comply with all requirements of Uncas Health District and the Montville WPCA, Fire Marshal and Building Official during project construction.
6. On-site rock/materials processing requires a zoning permit reviewed & approved by the Zoning Official per ZR Section 4.11.11/4.11.11 5 (Excavations/Processing – Requirement for Res. Zones) prior to start.
7. Prior to issuance of a zoning permit to start work, a soil erosion & sediment control bond shall be posted in the amount of \$106, 230 in a form acceptable to the Finance Director.
8. An approved zoning permit is required prior to the start of any work.
9. After work has commenced, any substantive changes to the approved site plan require review & approval by the Planning Director and/or the Planning & Zoning Commission.
10. The ZEO must be contacted and a pre-construction meeting shall be held at least 24-hours prior to start of any work.
11. Soil Erosion and Sediment Controls shall be installed and inspected by the ZEO prior to the start of any work.

12. Post-Construction Requirements as follows:

After construction is completed and accepted by the Owner, it shall be the responsibility of the Owner to maintain all drainage structures as shown on the Approved Plan. In addition, the following inspection and maintenance guidelines shall be the responsibility of the Owner, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter:

1. Inspect every six (6) months during the first year of operation and adjust the Inspection Interval based on previous observations of sediment accumulation and high water elevations.
2. Conduct jetting and vactoring annually or when inspection shows that maintenance is necessary.
3. Drainage and other Paved Areas: Inspect on a regular basis not to exceed weekly for litter and debris. Sweep at least twice a year, with the first occurring as soon as possible after first snowmelt and the second not less than 90 days following the first.
4. Catch Basin Sumps: Inspect semi-annually and cleaned when the sump is one half full of silt and/or debris.
5. Landscaped Areas: Inspect semi-annually for erosion or dying vegetation. Repair and stabilize any bare or eroded areas and replace vegetation as soon as possible.