

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Review Comments
Prepared September 16, 2025 by Meredith Badalucca

Property Address: 1080 Route 32 Parcel ID: 086-004-000
Application: 25 SITE 7
Property Owner: Drive-In LLC
Applicant: Sammy P Inc., Principal Sammy Piotrkowski
LS: Boundaries LLC, John Faulise Jr., LS
Lot Size: 1,012,051 SF - 23.23 acres.
Zoning District: C-2 (Commercial) and Route 32 Overlay Zone (OZ).
Public Water/Sewer: This proposed development will not be connecting to public water or sewer and will use existing on-site well and septic. This application has been referred to both Uncas Health and the WPCA for review and comments.
Flood Hazard Zone: Yes. A portion of the property is in Zone A. The work associated with this application is not proposed within this area.
CAM Zone: Yes. A portion of the property is located within the Coastal Area Management Zone however, there are only minor changes in the limit of the new driveway and the planting of five Sugar Maples.
Public Water Supply Watershed: No.
Proposed Public Improvements: Applicant is proposing a minor change to the existing curb cut that served the previous drive-in theater use. An application was submitted to CT DOT District II on September 9, 2025, for a change of use for an existing curb cut.
Legal: Submitted to Land Use Dept. on 9/9/25. Date of Receipt by PZC 9/23/25, Decision Required Date – 11/27/25.
Site Inspection: Staff has done several inspections of the site as part of previous applications. Staff will be revisiting site as part of this application.
Bond: Currently there is a bond of \$20,000 for zoning permit number 24 ZP 24 and a \$10,000 bond for zoning permit number 24 ZP 167. Staff has spoke to the town engineer who feels that the \$20,000 bond is sufficient for this application. Should this application be approved a new zoning permit will be required and the previous zoning permits will be closed. The bond can be transferred to the new zoning permit.

Proposal: The applicant is proposing to change the use of the existing building to an auction/sales space and use the site for an auction facility. Activities will include the gathering of equipment, vehicles and people for auctions including timed, live and private treaty sales as well as, marketing, advertising and promotion.

Background: The prior use of this property was a drive-in theater with two screens, two ticket booths and a building that housed the concessions and projector. The current owner, Drive-In LLC, purchased the property in February of 2024. On February 9, 2024 a zoning permit number 24ZP24 was issued for site clean up per “Schedule A”. A request was made on August 22, 2024 for a revision to said zoning permit to include processed stone. This request was granted by the ZEO on August 23, 2024. On June 14, 2024

zoning permit number 24ZP98 was issued for the temporary stockpiling of millings with conditions per attached schedule A. These millings were proposed to be used as part of the 24 SITE 6 application for the proposed parking area. This commission approved 24 SITE 6 on August 27, 2024. This site plan approval was for an administrative office and accessory dry storage area for records and office materials/equipment. Therefore, zoning permit number 24ZP98 was closed on September 9, 2024 and zoning permit number 24ZP167 was issued for the implementation of 24 SITE 6.

Staff Comments/Review:

The property is located in the C2 zoning district and is included within the Route 32 Overlay Zone. The C2 zoning district ZR Section 11.2.1 allows for “activities involving the sale of goods or services carried out for a profit.”

Per ZR section 18.16.1.1, the applicant has provided 101,472 +/- SF of landscaping as part of the proposed plan. This represents more than the required 10% of the 1,012,051 SF lot area. The landscaping schedule is provided on sheet 4 of the plans and the location of the plantings can be found on sheet 3.

The applicant is proposing a 12’ x 48’ temporary office trailer for use during construction of building improvements. Per ZR section 4.11.9.2, the trailer shall be removed within thirty days of project completion. The applicant has noted this on the site plan.

There are several call outs on sheet 1 of the plan “Property Line as Depicted on Reference Map 1” and “Boundary Line Agreement Recommended”. There is no proposed work in this area. This will need to be addressed for any work proposed in the future should it include this area.

Technical Review Comments:

1. Per ZR section 17.2.6, please provide an 8 ½” x 11’ photocopy of a USGS Quad Map.
2. Please provide existing and proposed contour lines per ZR section 17.4.5. If requesting determination of applicability, please indicate reason for request.
3. ZR Section 17.4.7 & 17.4.15 a request for determination per ZR section 17.5 has been requested. Please indicate reason for request.
4. Per ZR Section 17.4.10, please show the arrangement of all parking and loading areas including existing and proposed driveway entrances and exits. On Sheet 3 of 6 in the “compacted equipment staffing and sale area”, the exit has been cut off.
5. Per ZR Section 18.14, please indicate if the auction patron parking area will be used at night.

Agency Comments

Town Engineer: See comments dated September 16, 2025
Fire Marshal: Comments dated 9/15/25 “The Fire Marshal’s office is requesting interior plans.”
Building: See comments dated 9/15/25
WPCA: Referred 9/10/25

Uncas Health: Comments dated 9/16/25 “The above property meets the requirements of Section 19-13-B100a of the CT Public Health Code. Therefore, the proposed change of use to include office space an accessory storage is permissible.”

Staff sent an email to clarify the proposed change of use of the site to an auction facility. The response was: “It is approvable based on that description too. The septic system is extremely oversized for their proposal.”

Police Dept: Referred 9/10/25