

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
Technical Review Comments  
Prepared by Meredith Badalucca 11/13/25

**Property Address:** 2227 Route 32 Parcel ID: 103-092-000  
**Application:** 25 SITE 8  
**Owner/Applicant:** Uncasville Property LLC  
**PE:** Ellen Bartlett – Green Site Design LLC  
**Lot Size:** 1.05 acres (48,649 SF)  
**Zoning District:** Commercial 1 (C1)  
**Public Water/Sewer:** Yes  
**Flood Hazard Zone:** No  
**CAM Zone:** No  
**Public Water Supply Watershed:** No  
**Site Restoration Bond:** Need estimate for review and approval.  
**Site Visit:** Completed by ZEO Radford and myself on 11/7/2025.  
**Legal:** Submitted to Land Use Dept. on 11/6/25. Date of Receipt by PZC 11/18/25, Decision Required Date – 1/22/26.

**Proposal:** Redevelopment of site for a mixed use building to include retail space on the first floor and 16 unit multi-family use on the second and third floors.

**Staff Technical Review Comments:**

1. Application indicates this parcel is within a Flood Plain. Please clarify.
2. Per Zoning Regulation Section (ZR) 4.10.1.A and 4.11.5.5, please update plans to included proposed sidewalks.
3. Per ZR 17.2.6, please include an 8 ½” x 11’ USGS Quad Map and zoning district and boundaries within 1000 feet.
4. Per ZR 17.4.1, please update site plan to include the owner of record.
5. Per ZR 17.6.1, please provide bond estimate.
6. Per ZR 18.8.2, no parking shall be permitted along access drives within forty feet (40’) of the street line and at greater distances as may be required by the Commission depending on the traffic generation and parking lot size. Dead end parking aisle interior drives shall be extended five feet (5’) further than the last parking space to allow movement of a vehicle in and out of a parking space.
7. Please clarify if any signage is being proposed.
8. Please clarify building size on site plan vs retail square footage used for parking calculations.

**Agency Comments:**

**Town Engineer:** See comments dated 11/12/25  
**Fire Marshal:** Referred 11/6/25  
**Building:** See comments dated 11/12/25  
**WPCA:** See comments dated 11/13/25

Police Department: Comments dated 11/13/25 “The Montville Police Department has no comments or concerns at this time.”

Public Works: Referred 11/6/25

Director of Planning: Parking plan shall be reviewed and approved per ZR 18.2.2 1 and 18.3.