

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Report
Prepared by Meredith Badalucca 12/9/25

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
Inland Wetlands: Yes, IWC application approved with conditions on October 16, 2025
Site Restoration Bond: \$19,800.00. Estimate was reviewed and approved by Town Engineer.
Site Visit: Completed by ZEO Radford and myself on 11/7/2025. Pictures are attached.
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.

Background per Assessor records:

- Single Family Residence constructed in 1925
- 912 square foot structure was constructed and used as a beauty salon and barber shop in 1965
- 1,837 square foot structure was constructed and used as a package store in 1965

Staff Comments:

This parcel currently is improved with three structures. There is a single-family residence and two commercial structures with retail uses. As shown on Sheet 01 of the plans, a portion of the residential structure and shed encroach into the Town right of way, as well as the walkway in front of the residence. A portion of the handicap parking space and an adjacent parking space both encroach onto Leo Street. The entire frontage along Route 32 is currently a wide open curb cut which does not assist with the flow of traffic.

The applicant is proposing to remove all of the existing buildings, accessory structures and paving in order to construct a new three story building with a foot print of 6,669 SF. The first floor will consist of a 4,570 SF package store and two additional 750 SF commercial spaces. The second and third floors will be used for 16 apartments; four of which will be studio apartment and the remaining 12 units will be one bedroom apartments. Both of these uses are permitted uses in the Commercial - 1 (C-1) District as Zoning Regulation Section (ZR) 10.2.1 allows for "Activities involving the sale of goods or services carried out for profit." And ZR 10.2.8 allows for "Apartments located in space is not occupied by the primary commercial uses on the property

provided they are not at ground level.”. The applicant is proposing two defined curb-cuts; one on Route 32 and a secondary curb-cut on Leo Street. The plans also provide for stormwater management where none existed previously. As noted by the consulting Town Engineer, this will be an improvement over existing conditions from a stormwater management perspective.

When speaking with Public Works Director Carlson, he indicated that there has been historic flooding in the front parking area of this parcel and Leo Street. The applicant has included a drywell on the corner of the property near Route 32 and Leo Street. The plans also call for catch basins at the curb cut on Leo Street as shown on Sheet 4.

This parcel is considered a corner lot per our Zoning Regulations definition “Lot, Corner: 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.” Therefore, Route 32 is considered the front lot line and the frontage.

Per ZR 18.2.2 1 and 18.3, a parking plan may be submitted by a Connecticut Licensed Professional Engineer which has been reviewed and approved by the Town Engineer and Director of Planning in lieu of parking requirements listed in Section 18.3. The applicant has provided a parking plan on Sheet 2 indicating a total of 43 required spaces per ITE Parking Generation Manual. Broken down as follows: 1 space per studio apartment, 1 space per one bedroom apartment and 1 space per 250 SF of retail space. Our Zoning Regulations required 1 space per efficiency unit, 2 space for each one bedroom unit, three guest parking spaces for every ten units and 1 space for every 250 SF of retail space under 20,000 SF. Per our Zoning Regulations the total number of required spaces would be 61. The consulting Town Engineer, Dave McKay of Boundaries, LLC, has reviewed the parking plan and offered the following comments: The applicant has proposed to use an alternate parking calculation for the single-family bedroom component of the development based on information from the Institute of Transportation Engineers (ITE). Other parking requirements are in accordance with the Town of Montville Zoning Regulations. Per the ITE’s Parking Generation Manual, low-rise multifamily housing has an average peak parking demand of 0.85 spaces per dwelling unit or 0.59 spaces per bedroom. The proposed 1 parking space per dwelling unit is in accordance with ITE guidelines and parking demand should not exceed the amount of parking proposed as part of this application.

Per ZR 18.16.1, landscaping of the parking lot is not required as the lot is less than 80,000 SF. However, the applicant has provided a landscaping plan on Sheet 5 and agreed to include street scaping when requested by Land Use and Development Director Goderre.

Staff spoke with the applicant’s engineer regarding the addition of sidewalks per ZR 4.10.1.A and 4.11.5.5 during the first review of the site plan. The applicant agreed to provide sidewalks along the Route 32 frontage and has included them on the revised plans.

Staff Technical Review Comments:

All previous technical review comments have been addressed.

Agency Comments:

Town Engineer: Comments dated 12/8/25 – All comments have been addressed.

Fire Marshal: Comments dated 12/3/25 - At this time the Fire Marshal's office has no further comments.

Building: See comments dated 11/12/25 and 11/17/25

WPCA: See both sets of comments dated 12/5/25

Police Department: Comments dated 12/2/25 "The Montville Police Department has no real issues with this project. However, the contractor must notify the Police Department with any road work that will be conducted involving Route 32 and with Leo Street. This will allow us to provide direction as to what type of, if any, traffic control is needed."

Public Works: See comments dated 11/18/25

SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:

I make a MOTION to APPROVE with condition numbers 1-21 as indicated in the staff report dated December 9, 2025, Application 25 SITE 8 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 at 2227 Route 32 (103-092-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Proposed Retail & Residential Project, 2227 Norwich-New London Turnpike, Uncasville, CT, Prepared by Green Site Design, LLC, Dated June 2025 and Revised December 8, 2025".

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. An approved Zoning Permit is required prior to the start of any work.
4. Soil erosion and sediment controls shall be staked out by a LS and installed in accordance with the approved plan set. The Zoning Officer shall inspect and approve prior to the start of any work.
5. The location of the Stormwater Basin shall be staked out by a LS.
6. 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.
7. 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:

8. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
9. All landscaping shall be maintained post construction.
10. 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.

11. Site signage not shown on plan shall require an approved zoning permit prior to installation.

Conditions to be met prior to signing of plans:

12. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
13. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
14. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
15. A list outlining any 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:

16. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
17. 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.
18. A soil erosion & sediment control and Site Restoration bond shall be posted in the amount of \$19,800 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.
19. 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:

20. 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.
21. 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.

Building Official's Comments

Date: 11/12/2025

Project Address: 2227 route 32

Project Name: mixed use proposed building

Reviewer: Doug Colter, Building Official

Upon review of land use documents submitted to the town planning officials, the Building Official notes the following:

- 1.) The construction of new multifamily and/or mixed use commercial/residential dwellings requires fire protection sprinklers in most cases. Applicant should survey water demand and availability to serve the anticipated fire protection system.
- 2.) The CT State Building Code regulates the installation of storm drain piping, site lighting and controls, accessible parking spaces and features. Formal construction documents are necessary to make a complete assessment. This will be done during the building permit process.

These comments should be considered a preliminary courtesy review, and not a thorough review under the auspices of the CT State Building Code. These are not exhaustive or limiting comments, do not create an estoppel, and are not an approval. A formal Building Permit application accompanied by Construction Documents per CT State Statutes and the CT State Building Code are required for a formal review, and work is not authorized until a Building Permit is issued by the Building Official. It is the applicant's responsibility to coordinate State and Town requirements at the time of application for approvals.

Julie Boyle

From: Doug Colter
Sent: Monday, November 17, 2025 12:27 PM
To: Ronald K. McDaniel; Julie Boyle; dcolter@secogct.gov; John Meigel; Kristy Kupec; Carlos Peixoto; Derek Albertson; Chief Wilfred Blanchette; LT David Radford; John Carlson
Cc: Dennis Goderre; Meredith Badalucca; Stacy Radford; Kevin Loiler; Jon Lilly
Subject: RE: Redevelopment of 2227 Route 32

All

With some exceptions, nearly all new dwelling units 3 family and up require fire protection sprinklers.

Doug Colter

From: Ronald K. McDaniel <rmcdaniel@montville-ct.org>
Sent: Thursday, November 13, 2025 6:40 AM
To: Julie Boyle <jboyle@montville-ct.org>; Doug Colter <dcolter@montville-ct.org>; dcolter@secogct.gov; John Meigel <jmeigel@montville-ct.org>; Kristy Kupec <kkupec@montville-ct.org>; Carlos Peixoto <cpeixoto@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; LT David Radford <Dradford@montvillepolice.org>; John Carlson <JCarlson@montville-ct.org>
Cc: Dennis Goderre <dgoderre@montville-ct.org>; Meredith Badalucca <mbadalucca@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>; Kevin Loiler <kloiler@montville-ct.org>; Jon Lilly <jlilly@montville-ct.org>
Subject: Re: Redevelopment of 2227 Route 32

There is no utility drawing but on the grading plan they do have proposed sewer and water connected to existing connections the sewer looks good but the water service is only 1".

Is there fire protection? If this is only for a "will serve letter" I think we can approve that, but need more details moving forward.

Ronald McDaniel
WPCA Administrator
83 Pink Row
Uncasville, CT 06382
860-848-6711

From: Julie Boyle <jboyle@montville-ct.org>
Sent: Thursday, November 6, 2025 2:41 PM
To: Doug Colter <dcolter@montville-ct.org>; dcolter@secogct.gov <dcolter@secogct.gov>; John Meigel <jmeigel@montville-ct.org>; Kristy Kupec <kkupec@montville-ct.org>; Carlos Peixoto <cpeixoto@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; LT David Radford <Dradford@montvillepolice.org>; John Carlson <JCarlson@montville-ct.org>
Cc: Dennis Goderre <dgoderre@montville-ct.org>; Meredith Badalucca <mbadalucca@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>
Subject: Redevelopment of 2227 Route 32

Good Afternoon,

Our office received application for redevelopment of 2227 Route 32 for a mixed use building. The link below will be updated as documents and comments are received from town departments.

<https://www.townofmontville.org/form-repository/25-site-8-2227-route-32-1/#>

This item will be on the agenda for November 18, 2025. Please provide all comments to myself and Meredith.

Julie Boyle
Admin. Assist.
Town of Montville
Land Use & Development

Julie Boyle

From: Ronald K. McDaniel
Sent: Friday, December 5, 2025 6:38 AM
To: Julie Boyle
Cc: Derek Albertson
Subject: Fw: Redevelopment of 2227 Route 32/Follow up review
Attachments: 2227 rt32 water service.jpg

The proposed 1" domestic service should be eliminated along with the others that currently exist. See attached. The domestic service should branch off the proposed fire line close to the new building with isolation valves for each.

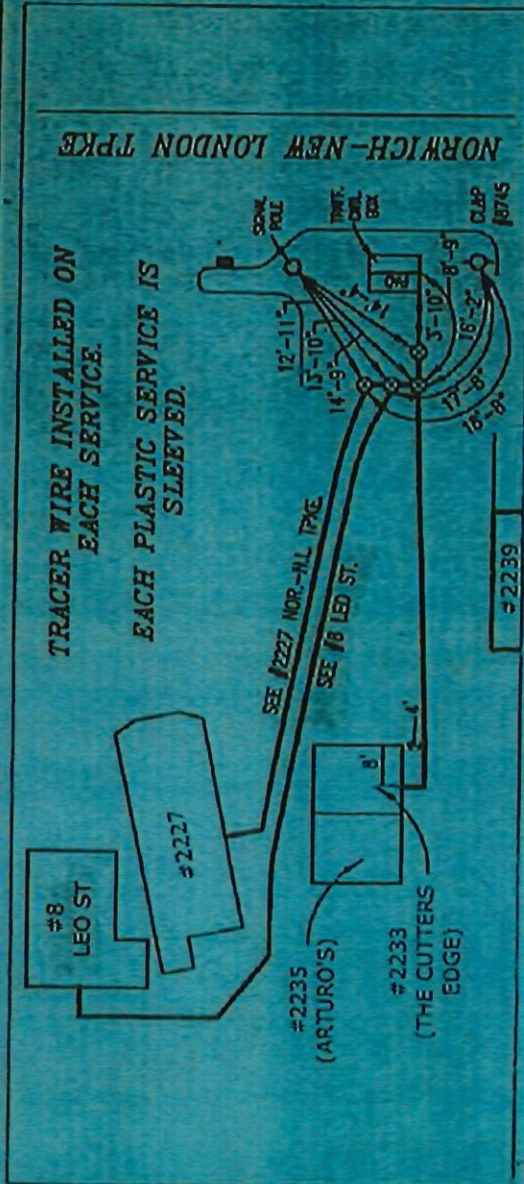
*Ronald McDaniel
WPCA Administrator
83 Pink Row
Uncasville, CT 06382
860-848-6711*

Water Service Card

Street or MBL Norwich-New London Tpke Main Size & Material 16" Hse No. 2233

Tap 2 Svc Size & Material 1" Depth UNK-Svc Length UNK. Tied-in Date 11/04/2005

Contractor: Preston Plumbing



From: [Ronald K. McDaniel](#)
To: [Julie Boyle](#)
Subject: Fw: Redevelopment of 2227 Route 32/Follow up review
Date: Friday, December 5, 2025 7:01:31 AM
Attachments: [2227 rt32 water service.jpg](#)

Also, the developer should have another valve at the curb line. That way the service can be shut down without going into road.

Ronald McDaniel
WPCA Administrator
83 Pink Row
Uncasville, CT 06382
860-848-6711

From: Ronald K. McDaniel <rmcdaniel@montville-ct.org>
Sent: Friday, December 5, 2025 6:37 AM
To: Julie Boyle <jboyle@montville-ct.org>
Cc: Derek Albertson <dalbertson@montville-ct.org>
Subject: Fw: Redevelopment of 2227 Route 32/Follow up review

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83 Pink Row
Uncasville, CT 06382
860-848-6711

Julie Boyle

From: John Carlson
Sent: Tuesday, November 18, 2025 2:45 PM
To: Julie Boyle; Doug Colter; dcolter@secogct.gov; John Meigel; Kristy Kupec; Carlos Peixoto; Derek Albertson; Ronald K. McDaniel; Chief Wilfred Blanchette; LT David Radford
Cc: Dennis Goderre; Meredith Badalucca; Stacy Radford
Subject: RE: Redevelopment of 2227 Route 32

Hello Julie

Comments for this project

On page 2 keep the road width from the intersection of 32/Leo street at 24' all the way to the driveway entrance to the parking lot on Leo street.

Thanks

John Carlson
Director Of Public Works
Town of Montville
860-848-7473

From: Julie Boyle <jboyle@montville-ct.org>
Sent: Thursday, November 6, 2025 2:41 PM
To: Doug Colter <dcolter@montville-ct.org>; dcolter@secogct.gov; John Meigel <jmeigel@montville-ct.org>; Kristy Kupec <kkupec@montville-ct.org>; Carlos Peixoto <cpeixoto@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; LT David Radford <Dradford@montvillepolice.org>; John Carlson <JCarlson@montville-ct.org>
Cc: Dennis Goderre <dgoderre@montville-ct.org>; Meredith Badalucca <mbadalucca@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>
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Julie Boyle
Admin. Assist.

Frontage is all curb cut





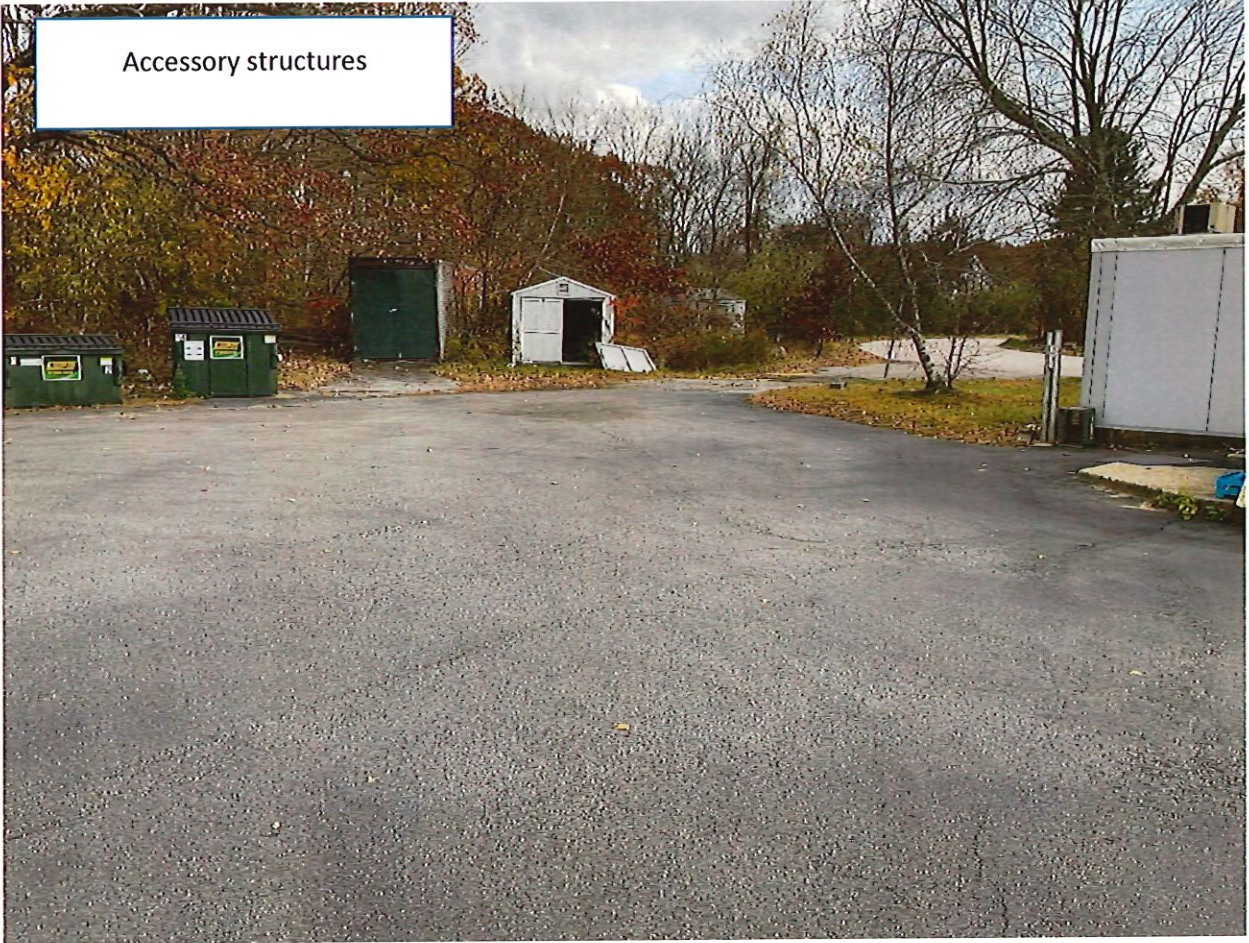
912 SF structure



1,837 SF Structure

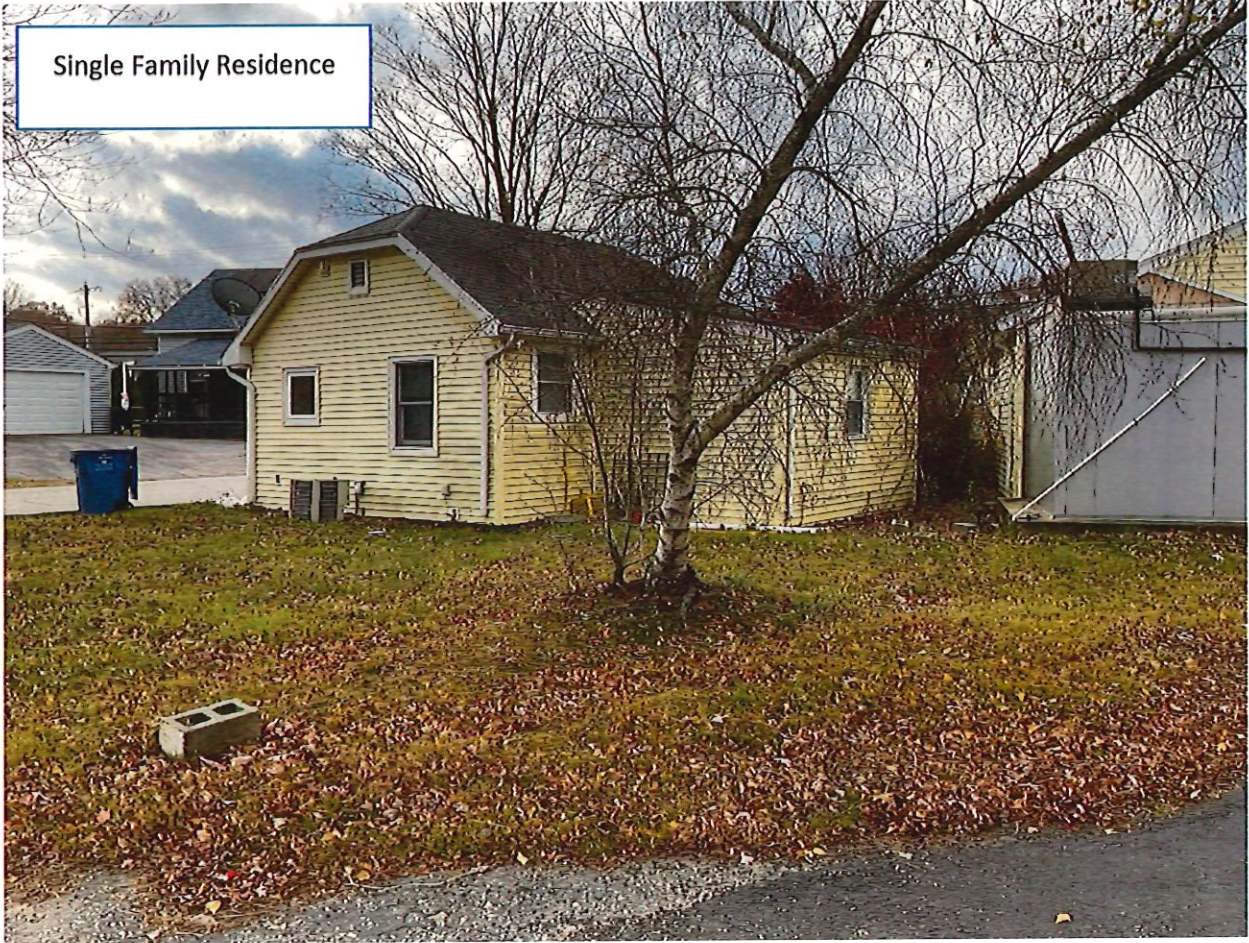


Accessory structures





Single Family Residence











Handicap space and parking space closest to street are shown on plan as partially encroaching onto Leo St.

