

Town of Montville
Office of Land Use and Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

VIA CERTIFIED MAIL

December 11, 2024

George Andrews, P.E.
Loureiro Engineering Assoc., Inc.
100 Northwest Dr
Plainville, CT 06062

RE: 24 SITE 9 – 1758 and 1790 Route 32 (094-029-000/094-029-001) – Owner: Vizion Enterprises, c/o Dr. V. Coric, Applicant: 1758 Rte 32, LLC, c/o Corey Grossman for five 4-story multifamily buildings with associated parking and access drives.

Dear Mr. Andrews:

The Montville Planning and Zoning Commission, at its regular meeting on December 10, 2024, APPROVED WITH CONDITIONS the above-referenced application (#24SITE9) for proposed five 4-story multifamily buildings with associated parking and access drives.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Assistant Planner

C. 1758 Rte 32, LLC c/o Corey Grossman
Doug Colter, C.F.M., Building Official
Paul Barnes, Fire Marshal
Derek Albertson, WPCA
Lucy Beit, Assessor
Lt David Radford, MPD
Leonard Bunnell, Mayor

Certified Mail # 7016 1370 0001 0869 5071

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: PZ #24 SITE 9
LOCATION: 1758 Route 32 Parcel ID: 094-029-000
1790 Route 32 Parcel ID: 094-029-001
OWNER/APPLICANT: Vizion Enterprises, c/o Dr. V. Coric
REPRESENTATIVE(S): George F. Andrews, Jr., PE; Loureiro Engineering Associates, Inc.
PROJECT: Proposed five 4-story multifamily buildings with associated parking and access drives.
DATE OF APPROVAL: December 10, 2024
COMMISSION ACTION: **APPROVE** with conditions, Application 24 SITE 9 for a 200-unit multi-family dwelling and 3,500 sf community building and associated site improvements at 1758 Route 32 (094-029-000) and 1790 Route 32 (094-029-001) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled “Shantok Village for Site Plan Submission, 1758 Route 32, Montville, CT 06382, Dated October 29, 2024, Revised December 10, 2024, Prepared by Loureiro Engineering Associates, Inc.”

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 for each work zone 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 shall be 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.

11. All buildings shall be staked out by a licensed surveyor.

Conditions to be met prior to signing of plans:

12. Plans shall be revised as follows:

- Sheet C-2, Erosion and Sedimentation (E&S) Control Notes, Note 2 shall include the bond amount of \$574,212.00 as approved by the Town Engineer.

13. Lot merger plan and deed shall be filed on the Town of Montville Land Records.

14. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.

15. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.

16. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.

17. 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:

18. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.

19. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, OSTA, 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 and Site Restoration bond shall be posted in the amount of \$574,212.00 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 plan 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.



Meredith Badalucca

Assistant Planner

Department of Land Use & Development