

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

VIA CERTIFIED MAIL

April 23, 2025

Douglas Reich, RLA
Fuller Engineering & Land Surveying
525 John Street
Second Floor
Bridgeport, CT 06604

**RE: 25 SITE 2 – 145 Route 32 & 18 Powerhouse Rd (070-030-000/070-034-000) –
Owner/Applicant: JNE Holdings, LLC for proposed 11-unit Multi-family
Development**

Dear Mr. Reich:

The Montville Planning and Zoning Commission, at its regular meeting on April 23, 2025, APPROVED WITH CONDITIONS the above-referenced application (#25SITE2) for proposed 11-unit Multi-family Development in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set titled “Madison Place Luxury Townhouse Development, 18 Powerhouse Road & 145 CT Route 32, Montville, CT, Owner/Applicant JNE Holdings, LLC, 338 Westport Road, Wilton, CT, Prepared by Fuller Engineering & Land Surveying, Dated 3/20/24, Revised 4/18/25”.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Assistant Planner

cc. Doug Colter, C.F.M., Building Official
Paul Barnes, Fire Marshal
Kristy Kupec, Assessor
Leonard Bunnell, Mayor

Certified Mail # 7016 1370 0001 0871 0095

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: PZ #25 SITE 2
LOCATION: 145 Route 32 & 18 Powerhouse Rd (070-030-000/070-034-000)
OWNER/APPLICANT: JNE Holdings, LLC
REPRESENTATIVE(S): Fuller Engineering & Land Surveying
PROJECT: 11-unit Multi-family Development
DATE OF APPROVAL: April 22, 2025
COMMISSION ACTION: APPROVE with conditions, application number 25 SITE 2 for an 11 unit multi-family development with associated parking and site improvements at 145 Route 32 (070-030-000) and 18 Powerhouse Road (070-034-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set titled "Madison Place Luxury Townhouse Development, 18 Powerhouse Road & 145 CT Route 32, Montville, CT, Owner/Applicant JNE Holdings, LLC, 338 Westport Road, Wilton, CT, Prepared by Fuller Engineering & Land Surveying, Dated 3/20/24, Revised 4/18/25".

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 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 proposed for the project shall be constructed and 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.

Conditions to be met prior to signing of plans:

11. Plans shall be revised as follows:
 - Provide a cleanout on main between unit 8/9; 75' downstream from unit 11, per WPCA comments dated 4/21/25.

12. New warranty deed shall be reviewed and approved by the Land Use & Development Staff.
13. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
14. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
15. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
16. 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:

17. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
18. Lot merger plans and approved warranty deed shall be filed on the Town of Montville Land Records.
19. 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.
20. A soil erosion & sediment control bond shall be posted in the amount of \$22,110 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 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.
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