

**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, 2025

Ellen Bartlett, PE, CPSWQ  
Green Site Design, LLC  
317 Main Street  
Norwich, Connecticut 06360

**RE: 25 SITE 8 – 2227 Route 32 (103-092-000) – Owner/Applicant: Uncasville  
Property, LLC for Redevelopment of site for mixed use.**

Dear Ms. Bartlett:

The Montville Planning and Zoning Commission, at its regular meeting on December 9, 2025, APPROVED WITH CONDITIONS the above-referenced application (#25SITE8) 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. Enclosed is the Certificate of Notice of Decision.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badaluca, CZEO  
Assistant Planner

- c. Doug Colter, C.F.M., Building Official
- John Meigel, Fire Marshal
- Ronald McDaniel, WPCA
- David Radford, PD
- John Carlson, PW
- Kristy Kupec, Assessor
- Leonard Bunnell, Mayor

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**TOWN OF MONTVILLE  
PLANNING & ZONING COMMISSION**

**CERTIFICATE OF NOTICE OF DECISION**

**APPLICATION:** PZ #25 SITE 8  
**LOCATION:** 2227 Route 32 (103-092-000)  
**OWNER/APPLICANT:** Uncasville Property, LLC  
**REPRESENTATIVE(S):** Ellen Bartlett, PE, CPSWQ, of Green Site Design, LLC  
**PROJECT:** 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.  
**DATE OF APPROVAL:** December 9, 2025  
**COMMISSION ACTION:** APPROVE with condition numbers 1-21 as indicated in 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.



Meredith Badaluca  
Assistant Planner  
Department of Land Use & Development