

**TOWN OF MONTVILLE**  
**Department of Land Use & Development**  
**Staff Review Comments**  
**Prepared March 2, 2026 by Meredith Badaluca**

**Property Address:** 245 Route 32 Parcel ID: 070-010-000  
**Application:** 26 SITE 1  
**Property Owner:** Wilton Holdings LLC  
**Applicant:** John Eoanou – Western Group, LLC  
**Engineering Firm:** Fuller Engineering & Land Surveying – Douglas Reich, RLA  
**Lot Size:** 79,607 SF – Approximately 1.83 acres.  
**Zoning District:** C-2 (Commercial) and Route 32 Overlay Zone (OZ).  
**Public Water/Sewer:** Yes.  
**Proposed Public Improvements:** Yes, State of CT DOT for curb cut and sidewalks. This work has been started as part of Phase I.  
**Legal:** Submitted to Land Use Dept. on 2/10/26. Date of Receipt by PZC 2/24/26, Decision Required Date – 4/30/26.  
**Site Inspection:** Staff has done several inspections of the site as part of previous applications and As-Built Inspections for Phase I.  
**Bond:** Currently there is a surety bond of \$27,258 in place.

**Proposal:** The applicant states they are seeking a modification to the approved Site Plan to proceed with the remaining phases of development and to allow building construction and occupancy on a phase-by-phase basis. Modifications implemented during construction of Phase 1 necessitate submission of this Site Plan Modification in order to continue site development in a manner consistent with field conditions.

**Background:**

- March 17, 2022 IWC approval
- March 22, 2022 PZC Site Plan Approval for 22 unit multi-family development
- December 13, 2022 PZC approval for modification of March 22, 2022 approval to allow for four (4) phases.
- January 11, 2024 an application for modification of the approved phasing plan modification was submitted to re-configure the layout.
- January 23, 2024 the application was withdrawn by the applicant.
- As-built dated January 7, 2022 revised 4/24/25 was received
- As-built dated January 7, 2022 revised 5/13/25 was received and an inspection was conducted by ZEO Radford and myself on May 20, 2025 and a list of items that did not comply with the approved plan was provided to the applicant.
- The applicant requested that staff speak to the PZC at the next schedule meeting on May 27, 2025 to request their approval of items that did not meet the approved plan however, meet our regulations.
- At the May 27, 2025 PZC meeting ZEO Radford discussed the property located at 245 Route 32 and the As-Built inspection for the issuance of a Certificate of Zoning Compliance. The Commission agreed that the Applicant needed a modification of the original site plan approval for the items that changed from the original approval. The

Commission agreed to have the Applicant apply for a modification of Phase II and show the changes that did not go against the Regulations during this modification. The Applicant would be required to make all repairs within (2) weeks, of items which go against the Regulations. The Commission also is requiring the renewal of the original Surety Bond for the E&S, as well as the issuance of a CASH Bond, in an amount submitted by the Engineer and approved by the Town Engineer, for all items which cannot be completed within (2) weeks. The Commission requested that should all of this be completed, ZEO could issue a "substantial" Certificate of Zoning Compliance; with the understanding that no further Zoning Permits will be issued until a modification is approved by this Commission for all remaining Phases.

- An additional inspection was conducted on June 3, 2025 after receiving direction from the PZC on May 27, 2025 and meeting with the applicant on May 28, 2025. An additional list of items that must be corrected prior to the issuance of any CZC was provided to the applicant.
- As-built dated January 7, 2022 revised 6/4/25 was received and an inspection was conducted by ZEO Radford on June 4, 2025. This inspection showed that all of the items the PZC had required be completed were done.
- A substantial CZC was issued for Phase I on June 9, 2025 with the condition that an application for modification would be submitted prior to the issuance of any additional zoning permits.

#### **Staff Comments/Review:**

As stated above this application has been before the Commission for the original approval, modification for phasing and for the issuance of a substantial CZC for Phase I. This modification is required as the applicant did not construct Phase I in accordance with the approved Phasing Plan. While the changes do meet the regulations, this commission requested they be shown as part of this application. Additionally, the applicant had to relocate the Phase 4 building due to the new location of utility vaults, as well as items indicated below.

- Phase I building located 33.5 feet from front property line versus approved 39.9 feet.
- Parking space locations have been changed.
- Relocation of utility vaults and service routing modification as required by Eversource.
- The stairs on the side of the Phase II building have been eliminated.
- The at grade patios to the rear of the Phase I & II buildings have been eliminate and air conditioning units have been shown.
- Raise the grades at the end of the driveway to facilitate gravity sewers and raise wall 7' average.
- New wall behind Phase III building.
- Remove sanitary pump system.
- Proposed gravity connections to existing gravity sewer under Phase I building.
- Domestic water service location changed from front of units to behind Phase III and Phase IV units.
- Added Fire Protection Hydrant. (See WPCA comments regarding removal.)
- Shift of lighting location in parking lot due to parking space revisions.

**Technical Review Comments:**

1. Per Schedule A, As-Built Review dated 5/20/2025, Revised with conditions 5/27/2025, item number 11 Entrance has a stone pillar on each side of the driveway, not per the approved Plan. The approved Plan called for “BRICK/STONE PILLARS w/SITE SIGN MOUNTED ON DECORATIVE WALL”.  
**MUST BE SHOWN ON PHASE II MODIFICATION PLAN/APPLICATION AS PHASE I EXISTING CONDITIONS.**

*The pillar to the North of the access drive is not shown as built. There is one pillar and a wooden fence. Please indicate if you are proposing to change this. If so, during which Phase.*

2. Per Schedule A, As-Built Review dated 5/20/2025, Revised with conditions 5/27/2025, item number 12. Light fixtures are not per the approved Plan.
  - a. Side wall fixture was not installed, per the approved Plan.
    - o **MUST BE INSTALLED DURING PHASE II AND MUST BE SHOWN ON THE MODIFICATION PLAN/APPLICATION AS REGULATIONS REQUIRE PARKING LOT LIGHTING FOR MORE THAN 15 SPACES.**

*Plans do not indicate that these will be installed as required during Phase II.*

- d. Parking lot lights are not per the approved Plan. Approved Plan called for placement of (2) light poles and there are (3) decorative lights placed that are solar only, nothing hard wired.
      - o **MUST BE INSTALLED DURING PHASE II AND MUST BE SHOWN ON THE MODIFICATION PLAN/APPLICATION AS REGULATIONS REQUIRE PARKING LOT LIGHTING FOR MORE THAN 15 SPACES.**

*There are light fixtures shown on the plans, however it is not indicated that the decorative solar lights will be replaced with wired light poles during Phase II.*

3. Update cover sheet and application to indicate correct property owner.
4. Sheet C-2.1 Parking Table is incorrect. There is a total of 22 units. Per the December 13, 2022 approved phasing plan modification, there were 55 space required and 7 guess spaces required for a total 62. The provided number of spaces is also not according to what is shown on the plan. Please update this table accordingly.

**Agency Comments**

Town Engineer:	Referred on 2/11/26
Fire Marshal:	Referred on 2/11/26
Building:	Referred on 2/11/26
WPCA:	Comments received dated 2/17/26 & 2/26/26
Police Dept:	Referred on 2/11/26

Schedule A  
245 Route 32, Uncasville  
As-Built Review 5/20/2025 with Conditions as of 5/27/2025  
Phase I

**\*\*NOTE:** All highlighted items need to be corrected within (2) weeks, a revised As-Built provided, an inspection conducted for the issuance of a "SUBSTANTIAL" Certificate of Zoning Compliance. All additional items need to be shown on an Existing Conditions Plan to be submitted along with a modification for the remaining Phases of this project.

**\*\*\*NOTE:** A portion of 5.c. has been removed from this list because the area exists and was an error made by Staff.

**\*\*\*\*NOTE:** Any item with **OK** as a remark means that we have agreed to accept as is in the field and on the As-Built.

1. Landscaping and all site improvements, within the State ROW, have not been completed, per the approved Phasing Plan. The Phasing Plan states:  
"CONSTRUCT ALL SITE IMPROVEMENTS WITHIN STATE ROW"
  - **MUST BE SHOWN ON PHASE II MODIFICATION PLAN/APPLICATION AS PHASE I EXISTING CONDITIONS.**
2. 8' x 12' at grade patios and sliding doors were not constructed to the rear of the units, per the approved Phasing Plan.
  - **MUST BE SHOWN ON PHASE II MODIFICATION PLAN/APPLICATION AS PHASE I EXISTING CONDITIONS.**
3. Concrete pads were installed at the rear of each unit for the placement of the a/c condensers, not part of the approved Phasing Plan.
  - **MUST BE SHOWN ON PHASE II MODIFICATION PLAN/APPLICATION AS PHASE I EXISTING CONDITIONS.**
4. Mailboxes were not installed, per the approved Plan.
  - **2 WOOD POSTS WITH A BOARD AND 6 MAILBOXES TO BE INSTALLED IN ACCORDANCE WITH THE ATTACHED DIAGRAM.**
5. Parking spots are not per the approved Plan.
  - a. Additional parking: (3) parking spaces are 25' from property line not (approx.) 59' per the approved Phasing Plan. There were to be only (2) spaces and they are not placed in accordance with the approved Phasing Plan. The sizes of the parking spaces are 8'6" x 20', 9' x 20', 10' x 20' not 9' x 18' per the approved Phasing Plan.
    - **BLOCK OF (3) PARKING SPACES NEED TO BE RELOCATED 40' FROM THE FRONT PROPERTY LINE AND ALL MUST BE 9' X 18'.**
  - b. Unit parking: (7) spaces (10' x 20') were on the approved Plan but only (6) (11' x 18') were provided due to an issue with the placement of a

transformer base, which may cause issues with other Phases. The sizes of the parking spaces are not per the approved Plan.

- **ALL (6) PARKING SPACES IN FRONT OF THE INDIVIDUAL UNITS MUST BE 10' X 20'.**

c. ~~Dead end parking aisle interior drive shall extend 5' further than last parking space per ZR 18.8.2. This is not present, as per the approved Plan.~~ The area has been taken up with a dumpster in an enclosure, not per the approved Plan or Phasing Plan.

- **MUST BE SHOWN ON PHASE II MODIFICATION PLAN/APPLICATION AS PHASE I EXISTING CONDITIONS.**

6. Landscape area in front of each of the unit is 9' x 13' not 10' x 15', per the approved Plan, which affects the size of the parking spaces as noted above. Also the area has plantings within it, not grass as per the approved Plan.

- **EACH OF THESE LANDSCAPE AREAS NEED TO BE INCREASED IN SIZE TO 10' X 15' IN ORDER TO ALLOW THE PARKING SPACES TO MEET #5b ABOVE.**

7. Landscaping was not completed in accordance with the approved Plan. There is no landscaping to the rear of the units.

- **MUST BE SHOWN ON PHASE II MODIFICATION PLAN/APPLICATION AS PHASE I EXISTING CONDITIONS.**

8. Parking area in front of each unit was to be pavers, per the approved Plan. This area was paved. Confirmed with TE that this was treated as regular impervious surfaces and will not affect the drainage system.

- **MUST BE SHOWN ON PHASE II MODIFICATION PLAN/APPLICATION AS PHASE I EXISTING CONDITIONS.**

9. Sections of the stockade fence are missing, allowing access into the construction area, not per the approved Phasing Plan.

- **ALL OF PHASE I MUST BE ENCLOSED BY THE STOCKADE FENCE TO PREVENT ACCESS INTO THE CONSTRUCTION SITE.**

10. Entrance is not per the approved Plan, specifically with reference to the truck turning radius. The driveway width at the ROW line is 28' per the approved Plan and is actually 25'. The width at the curb line is 60' per the approved Plan and is actually 35'.

- **THE ENTRANCE MUST BE CORRECTED TO A WIDTH OF 28' AT THE RIGHT OF WAY LINE AND THE WIDTH AT THE CURB LINE MUST BE 60'.**

11. Entrance has a stone pillar on each side of the driveway, not per the approved Plan. The approved Plan called for "BRICK/STONE PILLARS w/SITE SIGN MOUNTED ON DECORATIVE WALL".

- **MUST BE SHOWN ON PHASE II MODIFICATION PLAN/APPLICATION AS PHASE I EXISTING CONDITIONS.**

12. Light fixtures are not per the approved Plan.
  - a. Side wall fixture was not installed, per the approved Plan.
    - **MUST BE INSTALLED DURING PHASE II AND MUST BE SHOWN ON THE MODIFICATION PLAN/APPLICATION AS REGULATIONS REQUIRE PARKING LOT LIGHTING FOR MORE THAN 15 SPACES.**
  - b. Front porch wall lights are not in conformance with the approved Plan, placement is fine.
    - **OK**
  - c. Rear porch wall lights are unknown. (no access)
    - **INTERIOR ACCESS MUST BE PROVIDED TO CONFIRM LIGHTS HAVE BEEN INSTALLED.**
  - d. Parking lot lights are not per the approved Plan. Approved Plan called for placement of (2) light poles and there are (3) decorative lights placed that are solar only, nothing hard wired.
    - **MUST BE INSTALLED DURING PHASE II AND MUST BE SHOWN ON THE MODIFICATION PLAN/APPLICATION AS REGULATIONS REQUIRE PARKING LOT LIGHTING FOR MORE THAN 15 SPACES.**
13. Building is located 33.5' to the front set back line as opposed to 39.9', per the approved Plan, which may cause issues with the additional Phases. The required front set back, per Zoning Regulations is 30' so Building remains with the set back but is not per the approved Plan.
  - **MUST BE SHOWN ON PHASE II MODIFICATION PLAN/APPLICATION AS PHASE I EXISTING CONDITIONS.**
14. E&S Control Bond expired on 10/14/2024. This Bond shall be renewed annually until the entire project is complete.
  - **A VALID COPY OF THE CURRENT E&S CONTROL SURETY BOND MUST BE SUBMITTED AND CONTINUE TO BE SUBMITTED YEARLY UNTIL THE COMPLETION OF THE PROJECT.**