

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Review Comments
Prepared March 26, 2026 by Meredith Badalucca

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- January 23, 2024 the application was withdrawn by the applicant.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.
- Phase IV building will now be located 5 feet from the front parking area versus approved 10 feet.
- Distance between Phase III and Phase IV buildings is now 17 feet versus approved 13 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.
- Shift of lighting location in parking lot due to parking space revisions.

Technical Review Comments:

1. Revised application shall be signed.
2. Per Zoning Regulation Section 18.8.2, dead end parking aisle shall be extended 5 feet. The dead end parking aisle to the east of the property is not 5 feet on the northern side of the aisle.

Agency Comments

Town Engineer:	See comments dated 3/23/26
Fire Marshal:	See comments dated 3/23/26
Building:	See comments dated 3/24/26
WPCA:	See comments dated 2/17/26 & 2/26/26 & 3/3/26
Police Dept:	Comments dated 3/6/26 “The Montville Police Department has no additional comments at this time.”