

TOWN OF MONTVILLE
Department of Land Use & Development
Staff Report, Prepared April 27, 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. The pictures attached are from the most recent inspection on April 16, 2026.
Bond: Currently there is a surety bond of \$27,258 in place. This bond shall be renewed and remain in place until the final CZC is issued for all phases.

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- January 23, 2024 the application was withdrawn by the applicant.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 scheduled meeting on May 27, 2025 to request their approval of items that did not meet the approved plan however, did 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: All my previous technical review comments have been addressed through revised plans and application documents.

Agency Comments

Town Engineer: Comments dated 4/15/26 “Yes. That addresses my comment. Thanks.”

Fire Marshal: Comments dated 4/8/26 “Fire truck turning analysis satisfies the Fire Marshal’s Office, no further comments at this time.

Building: Comments dated 4/27/26 “The relocation of the Accessible parking spaces more closely aligns with the Building Code. I don’t see the expanded snow storage area drawn on any map for the current paved area. However, this comment was advisory and not a Building Code issue. This comment was generated because the Developer was not able to keep the current paved area clear of snow which was interfering with access, and would have hampered emergency response at the site.”

WPCA: Comments dated 4/1/26 “No further comments on our end.”

Police Dept: Comments dated 3/6/26 “The Montville Police Department has no additional comments at this time.”
 Comments dated 4/7/26 “The Montville Police Department has no comments.”

SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:

I make a MOTION to APPROVE with condition numbers 1-25 as indicated in the staff report dated April 27, 2026, application number 26 SITE 1 for a 22 unit multi-family development and associated site improvements at 245 Route 32 (070-010-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set titled “Proposed 22 Unit Condominium Development, 245 Norwich-New London Road (CT Route 32), Montville, CT, Applicant Western Group, LLC, 338 Westport Road, Wilton, CT, Owner Wilton Holdings, LLC, 338 Westport Road, Wilton, CT, Prepared by Fuller Engineering & Land Surveying, Dated 1/25/22, Revised 4/21/26”.

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 for each phase.
4. An approved Zoning Permit is required for each phase 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.
7. All previous conditions of approval remain in effect.

Site Specific Conditions:

8. Foundations for Phase II, III, IV shall be staked out by LS.
9. LS shall locate formwork prior to pour and provide As-Built for review and approval by Zoning Officer (ZEO). Once ZEO approves formwork As-Built, the foundation may be poured.
10. After pour, LS shall locate foundation and provide an As-Built plan for review and approval by ZEO. Construction of buildings shall not start until the ZEO has reviewed and approved said As-Built.
11. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
12. All landscaping shall be maintained post construction.
13. 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.
14. Site signage not shown on plan shall require an approved zoning permit prior to installation.

Conditions to be met prior to signing of plans:

15. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
16. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
17. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
18. 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:

19. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
20. 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.

21. A soil erosion & sediment control bond shall be in effect in the amount of \$27,258.00 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.
22. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.
23. No zoning permits shall be issued until the items indicated in the pictures attached to the staff report dated April 27, 2026 have been addressed.

Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:

24. 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.
25. 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.

Should the Commission vote to **DENY** the application, it shall state its reasons on the record.



Fence shown on original phasing plan to keep residents and public out of construction area, is not being maintained.

Construction debris, concrete, detection pads, cut trees, various empty buckets, generators, pallets remain on-site. All trash, trees, concrete, detection pads and construction debris needs to be removed from site, prior to the issuance of any additional zoning permits.





Broken up concrete and detection pads from the removal of the sidewalk during Phase I As-built requirements shall be properly disposed of, as well as buckets and pallets. Required fencing shall be maintained per the approved site plan at all times.



All trash needs to be properly disposed of. Any items being used for construction of approved phases shall be maintained in an orderly fashion per the approved plan.



Trees that were cut down during site clearing shall be properly disposed off and shall not remain on site.



Trees shall be removed as stated on previous photo. All wood shall also be properly disposed of.



Phasing fence shall be maintained at all times in accordance with the approved plan. This was required to keep residents and public from the construction site.







All debris such as buckets, wood, broken curbing, bituminous concrete shall be properly disposed of.









Stock piles shall be maintained in areas shown on and according to approved plan with proper erosion and sediment controls in place. Tree stumps shall be properly disposed of.









Silt fencing shall be inspected and maintained as per the approved plan. Any silt fence that has been damaged shall be replaced immediately.





Temporary sediment basin shall be constructed and maintained according to the approved plan. All E&S Controls shall also be per the approved plan.



All lighting shall be maintain per the approved plan.



Broken barrier shall be repaired.









View of Phase I from Route 32



View of construction entrance from Route 32