

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 30, 2026

Doug Reich, RLA
Fuller Engineering & Land Surveying
525 John Street
Bridgeport, Connecticut 06604

RE: 26 SITE 1 – 245 Route 32 (070-010-000) Modification of Modified Site Plan for 22 Unit Condominium Development - Applicant - John Eoanou, Owner -Wiltons Holdings LLC.

Dear Mr. Doug Reich:

The Montville Planning and Zoning Commission, at its regular meeting on April 28, 2026 APPROVED WITH CONDITIONS the above-referenced application (#26SITE1) for a 22 Unit Condominium Development.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Assistant Planner

C. Doug Colter, C.F.M., Building Official
John Meigel, Fire Marshal
Kristy Kupec, Assessor
Leonard Bunnell, Mayor

Certified Mail # 7016 1370 0001 0871 0149

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: PZ #26 SITE 1
LOCATION: 245 Route 32 (070-010-000)
OWNER/APPLICANT: John Eoanou – Western Group, LLC / Wilton Holdings LLC
REPRESENTATIVE(S): Douglas Reich of Fuller Engineering & Land Surveying
PROJECT: 22 Unit Condominium Development
DATE OF APPROVAL: April 28, 2026
COMMISSION ACTION: 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.


Meredith Badalucca
Assistant Planner
Department of Land Use & Development



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