



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Staff Report Prepared July 28, 2026 by Meredith Badalucca

Property Address: 18 Powerhouse Road (070-034-000)
Application: 26 SITE 7
Property Owner: JNE Holdings LLC
Applicant: JNE Holdings LLC
Engineering Firm: Gregg Fedus, P.E. - Fedus Engineering, LLC
Lot Size: 110,146 SF
Zoning District: R20/OZ
Public Water/Sewer: Yes
Proposed Public Improvements: TBD
Site Inspection: July 9, 2026 by ZEO Radford and myself.
Legal: Submitted to Land Use Dept. on 6/16/26. Date of Receipt by PZC 6/23/26. Decision Required Date – 8/27/26.

Proposal: Modification to approved site plan application number 25 SITE 2 as indicated below in Staff Comments.

Background:

145 Route 32 was merged with 18 Powerhouse Lane as part of application number 25 SITE 2.

Application 25 SITE 2 was approved with conditions on April 22, 2025.

May 4, 2026 inspection by ZEO revealed the E&S Controls were not installed according to the approved plan. This was corrected to the ZEO's satisfaction during the May 5th re-inspection.

ZEO conducted an inspection of the area of the temporary sediment basins which were staked out by the applicant's land surveyor.

May 11, 2026 inspection by ZEO indicated the temporary sediment basins were not installed in accordance with the land surveyor's stake out and approved plan.

Administrative approval for new location of temporary sediment basins after review by Town Engineer on May 14, 2026.

Inspection by ZEO and Asst. Planner on May 27, 2026 revealed the temporary sediment basin was modified from the administrative approval without consulting with staff. The infiltration system and stock piles were not located according the approved plan. Additionally, the applicant decided to excavate for a basement versus slab for one unit, which was not part of the approved plan.

CEASE ALL WORK was issued by the ZEO on May 27, 2026.

June 3, 2026 inspection revealed that work had been conducted since the issuance of the cease work.

June 12, 2026 inspection by ZEO showed all work has stopped.

July 9, 2026 inspection by ZEO and Asst. Planner indicated a dumpster has been brought to the site and filled with debris, as well as, the delivery of a new machine. There is vegetative cover indicating that no further disturbance has occurred. The silt fence is down in a few areas, which the ZEO will address with the applicant.

Staff Comments: The applicant is proposing the following changes to the approved plan:

- Garages from 12' to 13/14' wide with a depth of 25' with the exception of units 8-11 which are 22' deep.
- Units 2 - 6 will remove one garage and use this area as a first floor bedroom.
- Remove trash enclosure/dumpster and have individual trash/recycling per unit, which is to be stored in the respective garages.
- Parking has been reduced from the approved plan as garage space counts as one space. The required parking per the approved plan is 34 spaces and 41 spaces were provided. The applicant is proposing to reduce to 36 parking space.
- Increase the driveways on Units 2 - 6 to 24' width vs. approved 20' width.
- Modify the underground infiltration system due to encountering ledge in the eastern portion of the system.
- Modification of catch basins and outlet structure to accommodate relocated underground infiltration system.
- All units to have full basement with the exception of Units 4 and 5 having walkout basements vs. approved plan showing slabs. Grading has been adjusted accordingly.
- Stockpile locations are now shown in three locations to accommodate the phasing and to limit interference with infrastructure construction.
- Elimination of temporary sediment basin. Addition of double row of silt fence with hay bales between and placed down-gradient of all disturbed areas.
- The pillars were approved at one foot from the property line and measured 3' x 3'. The developer has built them five feet from the property line and increased the size to 4' x 4'.

Technical Review Comments: The engineer of record has indicated that this change shall be added to the architectural plans in his response letter dated July 16, 2026. Revised architectural plans will need to be provided and reviewed prior to the issuance of any zoning permits. The change has been added to the revised site plan.

- The Architectural Plans indicate that Unit 7 (existing house) will be attached to a garage. However, while on site on July 9th there is a newly constructed deck in the area of the garage access to this unit. The deck nor current doorways are shown on the site plan or architectural plans. Please clarify what will be done with these doorways and deck.



Agency Comments:

Town Engineer: Comments dated July 27, 2026 “My previous comments have been adequately addressed.”

Building: See comments dated 7/20/26.

Fire Marshal: See comments dated 6/24/26 and 7/13/26.

WPCA: Comments received 7/13/26: “No additional comments from WPCA.”

PD: Comments received 6/24/26: “With the exception of the potential need for police traffic control during the construction phase of the project, the Police Department has no comments or concerns.”

Public Works: Comments received 7/27/26: “All comments from Public Works for 18 Power House Road have been addressed by the builder.”

SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:

I make a MOTION to APPROVE application number 26 SITE 7 for a modification to the approved site plan application number 25 SITE 2 for an 11 unit multi-family development and associated site improvements at 18 Powerhouse Road (070-034-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled “Madison Place Luxury Townhouse Development, 18 Powerhouse Road, Montville – Connecticut, Applicant: John Eoanou – JNE Holdings LLC, dated June 4, 2026, Revised 7/15/26”. Please note the requirements numbered 1-26 that are indicated in the staff report dated July 28, 2026.

REQUIREMENTS:

General:

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. Any changes to the plans required by State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) may require a plan modification from the Planning and Zoning Commission.
4. 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.
5. An approved Zoning Permit is required prior to the start of any work.
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.
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.

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. If the application was Approved with modifications, a list outlining how the required modifications have been met shall be submitted along with final plans submitted for signature.
15. 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.

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. Revised Architectural Plans that incorporate the additional deck and doorways on Unit 7 shall be provided.
18. A soil erosion & sediment control bond shall remain in effect in the amount of \$22,110 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.

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.

Site Specific:

22. Foundations for Units 2, 3, 4 and Units 11, 10, 9, 8 shall be staked out by LS.
23. LS shall locate formwork prior to pour and provide As-Built plan for review and approval by Zoning Officer (ZEO). Once ZEO approves formwork As-Built plan, the foundation may be poured.
24. 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.
25. Engineer of Record to confirm soils during construction of the balance of the gallery installation.
26. Engineer of Record shall certify soil conditions are suitable for level spreaders prior to installation.

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.

From: [Mark Tebbets](#)
To: [Katherine Rose](#); [Kyle Haubert](#); [Ronald K. McDaniel](#); [Derek Albertson](#); [LT David Radford](#); [Chief Wilfred Blanchette](#); [John Carlson](#); [Travis Roberts](#)
Cc: [Stacy Radford](#); [Dennis Goderre](#); [Meredith Badalucca](#)
Subject: Re: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development
Date: Monday, July 20, 2026 12:07:55 PM

Ok thank you Katherine,

I am ok with moving forward on this project. We will be doing phased approvals, with direct inspections of each step. If any changes are to be made, work will need to stop, go to the designer and engineer, be stamped, and can proceed once approved by our department.

Sincerely,

Mark Tebbets
Building Official
Town of Montville
860-848-6735

From: Katherine Rose <krose@montville-ct.org>
Sent: Monday, July 20, 2026 12:02 PM
To: Kyle Haubert <khaubert@claengineers.com>; Mark Tebbets <mtebbets@montville-ct.org>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; LT David Radford <Dradford@montvillepolice.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; John Carlson <JCarlson@montville-ct.org>; Travis Roberts <troberts@montville-ct.org>
Cc: Stacy Radford <sradford@montville-ct.org>; Dennis Goderre <dgoderre@montville-ct.org>; Meredith Badalucca <mbadalucca@montville-ct.org>
Subject: RE: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development

Good afternoon,

The applicant has provided a Comment Response Letter, a Stormwater Manager Report, a Proposed Stormwater Analysis and revised Site Plans. All application documents for 26 SITE 7 – 18 Powerhouse Road can be found using the below link. This application is on the agenda of the 7-28-26 PZC Meeting. Please provide any comments you may have to my attention.

<https://www.townofmontville.org/form-repository/2026-application-26-site-7-modification-of-11-unit-multi-family-development/>

Regards,

Katherine Rose

Administrative Assistant
Land Use and Development Department

From: [John Meigel](#)
To: [John Carlson](#); [Meredith Badalucca](#); [Kyle Haubert](#); [Mark Tebbets](#); [Ronald K. McDaniel](#); [Derek Albertson](#); [Chief Wilfred Blanchette](#)
Cc: [Katherine Rose](#); [Stacy Radford](#); [Dennis Goderre](#)
Subject: RE: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development
Date: Wednesday, June 24, 2026 8:41:14 AM

Good Morning,

The Fire Marshal's office has no comment on the current site plans except we would recommend but not required to see double 5/8 fire wall on both side for the garage with a fire rated door due increase in electric cars, lithium battery scooters and other lithium batteries devices used in appliances such as drills, saws, and garden products. Tis is a rising issue and by doing this would preserve life safety and property. Any further questions please reach out to our office. Thank you.



John Meigel
Fire Marshal
Town of Montville
Fire Marshal & Emergency Management
310 Norwich- New London Tpke
Uncasville, CT 06382
Phone: (860) 848-6781
Office# 860-848-6729
Email : JMeigel@montville-ct.org

From: John Carlson <JCarlson@montville-ct.org>
Sent: Wednesday, June 24, 2026 6:33 AM
To: Meredith Badalucca <mbadalucca@montville-ct.org>; Kyle Haubert <khaubert@claengineers.com>; Mark Tebbets <mtebbets@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; LT David Radford <Dradford@montvillepolice.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>
Cc: Katherine Rose <krrose@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>; Dennis Goderre <dgoderre@montville-ct.org>
Subject: RE: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development

Hello Meredith

From: [John Meigel](#)
To: [Ronald K. McDaniel](#); [Katherine Rose](#); [Kyle Haubert](#); [Mark Tebbets](#); [Derek Albertson](#); [LT David Radford](#); [Chief Wilfred Blanchette](#); [John Carlson](#)
Cc: [Stacy Radford](#); [Dennis Goderre](#); [Meredith Badalucca](#)
Subject: RE: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development
Date: Monday, July 13, 2026 10:43:54 AM

Good morning,

The Fire Marshal Office has no comment except just to make sure that unit 4 & 5 with a walk out basement has smoke detector and c.o. detectors in the basement. Thank you



John Meigel
Fire Marshal
Town of Montville
Fire Marshal & Emergency Management
310 Norwich- New London Tpke
Uncasville, CT 06382
Phone: (860) 848-6781
Office# 860-848-6729
Email : JMeigel@montville-ct.org

From: Ronald K. McDaniel <rmcdaniel@montville-ct.org>
Sent: Monday, July 13, 2026 7:19 AM
To: Katherine Rose <krose@montville-ct.org>; Kyle Haubert <khaubert@claengineers.com>; Mark Tebbets <mtebbets@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; LT David Radford <Dradford@montvillepolice.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; John Carlson <JCarlson@montville-ct.org>
Cc: Stacy Radford <sradford@montville-ct.org>; Dennis Goderre <dgoderre@montville-ct.org>; Meredith Badalucca <mbadalucca@montville-ct.org>
Subject: Re: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development

No additional comments from WPCA.

Ronald McDaniel
WPCA Administrator

*83 Pink Row
Uncasville, CT 06382
860-848-6711*

From: Katherine Rose <kröse@montville-ct.org>

Sent: Thursday, July 9, 2026 1:50 PM

To: Kyle Haubert <khaubert@claengineers.com>; Mark Tebbets <mtebbets@montville-ct.org>; John Meigel <jmeigel@montville-ct.org>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; LT David Radford <Dradford@montvillepolice.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; John Carlson <jcarlson@montville-ct.org>

Cc: Stacy Radford <sradford@montville-ct.org>; Dennis Goderre <dgoderre@montville-ct.org>; Meredith Badalucca <mbadalucca@montville-ct.org>

Subject: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development

Good afternoon,

The applicant has provided the attached revised documents. This application is on the agenda of the 7-28-26 PZC Meeting. Please provide any comments you may have to my attention. The documents will be accessible via the link in the below previous email, but I am attaching here as well for ease.

Regards,

Katherine Rose

Administrative Assistant
Land Use and Development Department
Town of Montville
310 Norwich New London Turnpike
Uncasville, CT 06382
860-848-6779

Help us Revive & Renew Routes 163 & 32; [See what's happening!](#)

From: Meredith Badalucca <mbadalucca@montville-ct.org>

Sent: Tuesday, June 23, 2026 11:28 AM

To: Kyle Haubert <khaubert@claengineers.com>; Mark Tebbets <mtebbets@montville-ct.org>; John Meigel <jmeigel@montville-ct.org>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; LT David Radford <Dradford@montvillepolice.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; John Carlson <jcarlson@montville-ct.org>

Cc: Katherine Rose <kröse@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>; Dennis Goderre <dgoderre@montville-ct.org>

Subject: 26 SITE 7 - 18 Powerhouse Road - Modification of Approved 11 Unit Multi-Family Development

Good morning,

The applicant is requesting a modification to the plan that was approved by the PZC on April 23, 2025. Please see the documents provided by the applicant's engineer using the link below.

<https://www.townofmontville.org/form-repository/2026-application-26-site-7-modification-of-11-unit-multi-family-development/>

I am also including the link to the approved application for those individuals who may need to reference said application materials.

<https://www.townofmontville.org/form-repository/25-site-2-145-route-32-multi-family-development/>

Please note, this application will be received by the PZC this evening. Please provide any comments you may have to both my attention and Katherine's. Thank you.

Regards,

Meredith Badalucca, CZE0

Assistant Planner

Town of Montville

310 Norwich New London Turnpike

Uncasville, CT 06382

860-848-6779

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