



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



VIA CERTIFIED MAIL

July 30, 2026

Gregg Fedus, P.E.
Fedus Engineering LLC
70 Essex Street, Unit 2C
Mystic, CT 06355

**RE: 26 SITE 7 – 18 Powerhouse Road (070-034-000) Modifications of Previously
Approved PZC Application: 25 SITE 2**

Dear Mr. Gregg Fedus:

The Montville Planning and Zoning Commission, at its regular meeting on July 28, 2026
APPROVED the above-referenced application (#26SITE7) for Modifications of Previously
Approved PZC Application: 25 SITE 2.

Please contact me with any questions. Thank you.

Sincerely,

Meredith Badalucca
Assistant Planner

C. Mark Tebbets, Building Official
Travis Roberts, Deputy Fire Marshal
Kristy Kupec, Assessor
Leonard Bunnell, Mayor

Certified Mail # 9589 0710 5270 2386 6327 42

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: 26 SITE 7
LOCATION: 18 Powerhouse Road (070-034-000)
OWNER/APPLICANT: JNE Holdings LLC
REPRESENTATIVE(S): Gregg Fedus, P.E. of Fedus Engineering, LLC
PROJECT: Modifications of Previously Approved PZC Application: 25 SITE 2
DATE OF APPROVAL: July 28, 2026
COMMISSION ACTION: 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.