



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Technical Review Comments Prepared August 10, 2026 by Meredith Badalucca

Property Address: 695 Route 32 (079-013-000)
Application: 26 SITE 9
Property Owner: North Group LLC
Applicant: John Eoanou; North Group LLC
Engineering Firm: Gregg Fedus, P.E.; Fedus Engineering LLC
Lot Size: 1.2 Acres (52,314 SF)
Zoning District: C-1/OZ
Public Water/Sewer: Yes
Proposed Public Improvements: Sidewalks required.
Coastal Area Management: Yes, separate application required.
Legal: Submitted to Land Use Dept. on 7/14/26. Date of Receipt by PZC 7/28/26, Decision Required Date – 10/1/26.
Site Inspection: 8/5/2026 by ZEO Radford and myself
Bond: Estimated required for E&S and Landscaping. To be reviewed and approved by Town Engineer.

Proposal: Application and Narrative need to be updated.

Proposing a change of use from medical office to middle housing development to include three (3) townhouses.

Background:

- 1985 CAM application and Special Permit application to convert pre-existing, non-conforming Single Family Residence to Doctor Office (Medical Office).
- 2/3/86 & 4/11/86 Zoning permit issued for above use.
- 7/2/86 Variance to install free standing sign
- 9/12/86 Zoning permit issued for sign.
- 8/6/91 CZC issued.
- 7/22/11 Zoning Permit for sign for Directv.
- 2/21/19 ZP for Dori's Skin & Lash Spa with sign.
- 6/2/25 Legal opinion obtained regarding the discontinued non-conforming SFR use.
- 5/21/26 IWC determined they had no jurisdiction over proposed activity. Please note site plan was different than this site plan. However, there are no wetlands on the property. The Wetland's Officer did advise the applicant that a CAM Application along with a Site Plan Application would need to be submitted to the PZC.

Technical Review Comments:

Application:

1. CAM application is required in accordance with Zoning Regulation Section (ZR) 15.3.

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2. Project description and both narratives need to be updated. The current approved use is a medical office. The type of housing being proposed is not a triplex by our definition. This would be considered town houses.

Site Plan:

3. Please provide sidewalks per ZR 4A.2 and ZR 10.11.
4. Update plan to provide active recreation area in accordance with ZR 4B.6 (6) and 4B.16.
5. Per ZR 4B.6 (7) utilities are to be placed underground.
6. Per ZR 4B.6 (9), please submit architectural plans in accordance with Section 18E.
7. Please provide building elevation and building height in accordance with ZR 10.7
Townhouse: 35' and 17.6.11.
8. Revise plans to show all exterior appurtenances in accordance with ZR 10.12, ZR 17.6.20 and ZR 18D.
9. CAM application and review is required per ZR 15.3. Please include 15' easement area to the rear of the property for future public trail.
10. Provide a revised written statement describing the proposed use per ZR 17.4.5.
11. Revise location map per ZR 17.4.6 to include lot lines and zoning district boundaries within one thousand feet (1,000') of subject property.
12. Per ZR 17.6.1, provide applicant name and address on site plan.
13. Include all buildings off site located within 100' of all property lines per ZR 17.6.3 and ZR 17.6.9.
14. Provide a separate overlay sheet in accordance with ZR 17.6.4.
15. Include size in square feet of all existing and proposed structures in accordance with ZR 17.6.9.
16. Provide Building Floor Plans per ZR 17.6.10.
17. Provide Building elevation in accordance with ZR 17.6.11.
18. Show location, size and arrangement of all pedestrian walkways and sidewalks per ZR 17.6.13.
19. Show location, layout, type and size of buffer or landscape area, plant materials, fencing, screening devices, or other materials proposed for use, per ZR 17.6.14. Please note, new fencing has been installed at the property that is not shown on the existing condition plan nor the proposed site plan.
20. Per ZR 17.6.18, show size and type of water facilities.
21. Include signature block in lower right corner for PZC Chairman to sign, per ZR 17.6.23.
22. In accordance with ZR 17.6.25, provide evidence from the Montville WPCA that it is capable of providing sanitary sewer service to the subject site.
23. Please show clearing limits, hay bales and matting in accordance with the E&S Control Plan that is required per ZR 17.6.26. See Town Engineer comments for further detail.
24. Revise plan to show snow storage per ZR 17.6.29.
25. Please provide cross-section depicting the property line, setback line and location of the all structures, including retaining walls in accordance with ZR 17.6.30. In addition, please include a note on the plan as stated in this section.
26. Provide bond estimate per ZR 17.10 for review and approval by Town Engineer.
27. Per ZR 18.6 (4), the drive cannot be located within 10' of property line.

28. Clearly mark all entrances and exits per ZR 18.9.2, including stop sign and stop bar.
29. Per ZR18.9.4 dead end parking aisle shall be 10'.
30. Per ZR 18.10 all parking areas shall conform to Section 18B.
31. Per ZR 18.15 all parking areas shall conform to Section 18C.
32. Per ZR 18.16 please show Accessible Parking per Building Codes.
33. All landscaping plans shall be signed by Landscape Architect per ZR 18B.3 (2).
34. Landscaped end islands shall meet all requirements of ZR 18B.5 (2).
35. Site Retaining Walls shall meet all requirements of ZR 18B.6.
36. Show all required buffers per ZR 18B.7.
37. Submit a Landscape bond per ZR 18B.10 for review and approval.
38. Provide a photometric plan per ZR 18C.3 (1) and show all lighting requirements per ZR 18C.0.
39. Sheet 7 of 8 detail shows conc. pier does not meet ZR 18C.5.
40. Show all exterior appurtenances per ZR 18D.0. The mailboxes shown are considered an exterior appurtenance and cannot be located within setbacks.
41. Show trash and recycling enclosures in accordance with ZR 18D.3.
42. Architectural drawings are required to determine Blank Wall Compliance per ZR 18E.0
43. If a sign is proposed, show in accordance with ZR 19.
44. Existing Conditions Plan indicates the electric meter to be relocated. Show proposed location in accordance with ZR 18D.O.
45. Please revise Zoning Table to indicate Maximum building height for Townhouse as well as, proposed height.
46. Curbing in the north of the parking area shows on the retaining wall.
47. Please show feasibility of constructing the retaining walls and grading that go right to property lines.
48. Landscaping table indicates 8 shade trees, only 7 are shown on plan.
49. Parking light post detail on sheet 6 appears different than the one shown on sheet 7.
50. The stone columns are shown within the front yard setback. Please relocate outside of all required setbacks.

Agency Comments:

Town Engineer:	See comments dated August 7, 2026
Land Use Director:	See comments dated August 10, 2026
Building:	Comments dated July 15, 2026 "No comment at this time."
Fire Marshal:	Comments dated July 15, 2026 "Fire Marshals Office will need a turning radius analysis done with the attached."
WPCA:	Referred July 15, 2026
Police Department:	Referred July 15, 2026