



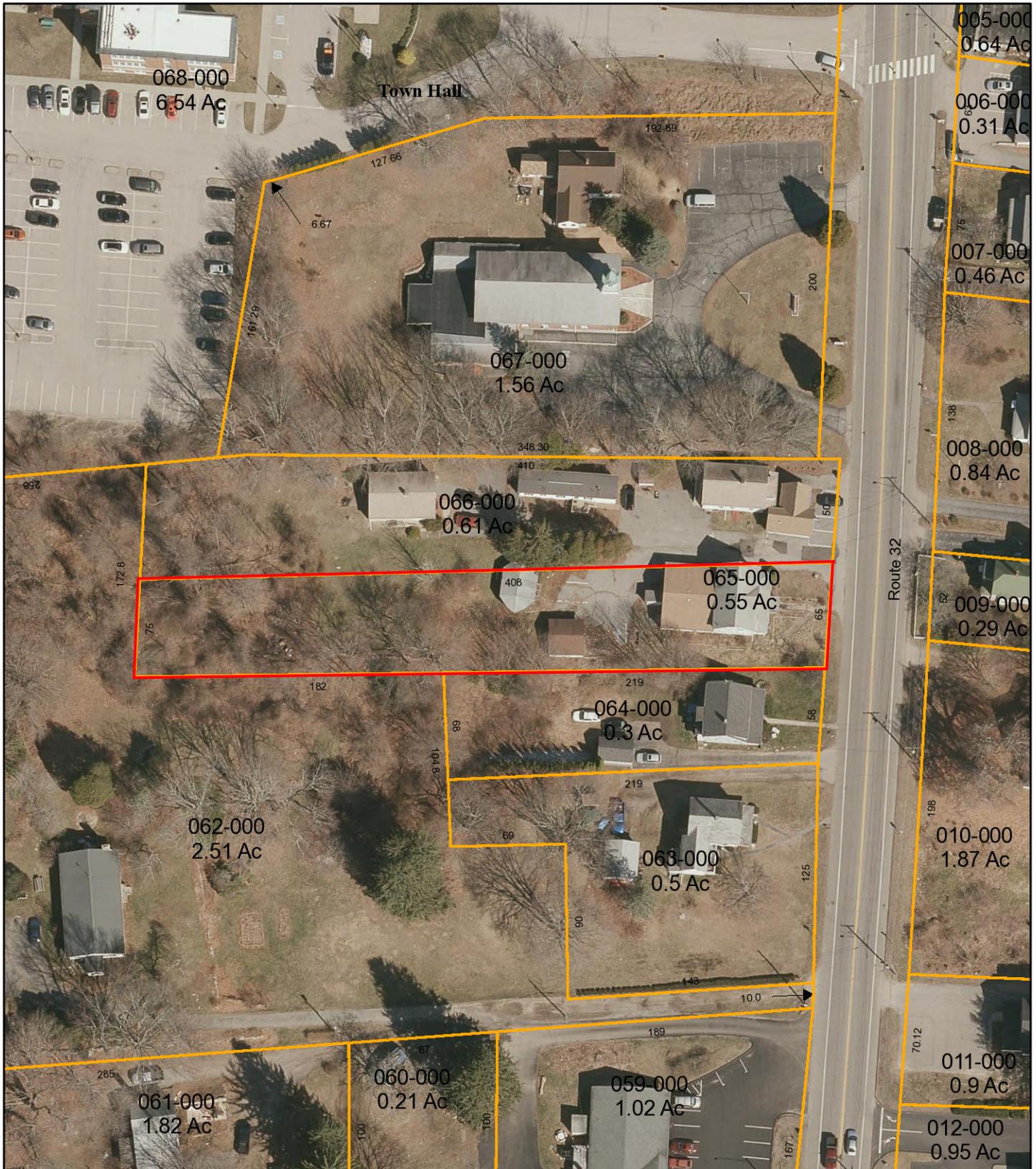
JNE Holdings LLC 254 Rt 32 Map 69 Lot 65

Montville, CT

1 inch = 80 Feet



August 25, 2020



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JNE Holdings LLC 254 Rt 32 Map 69 Lot 65

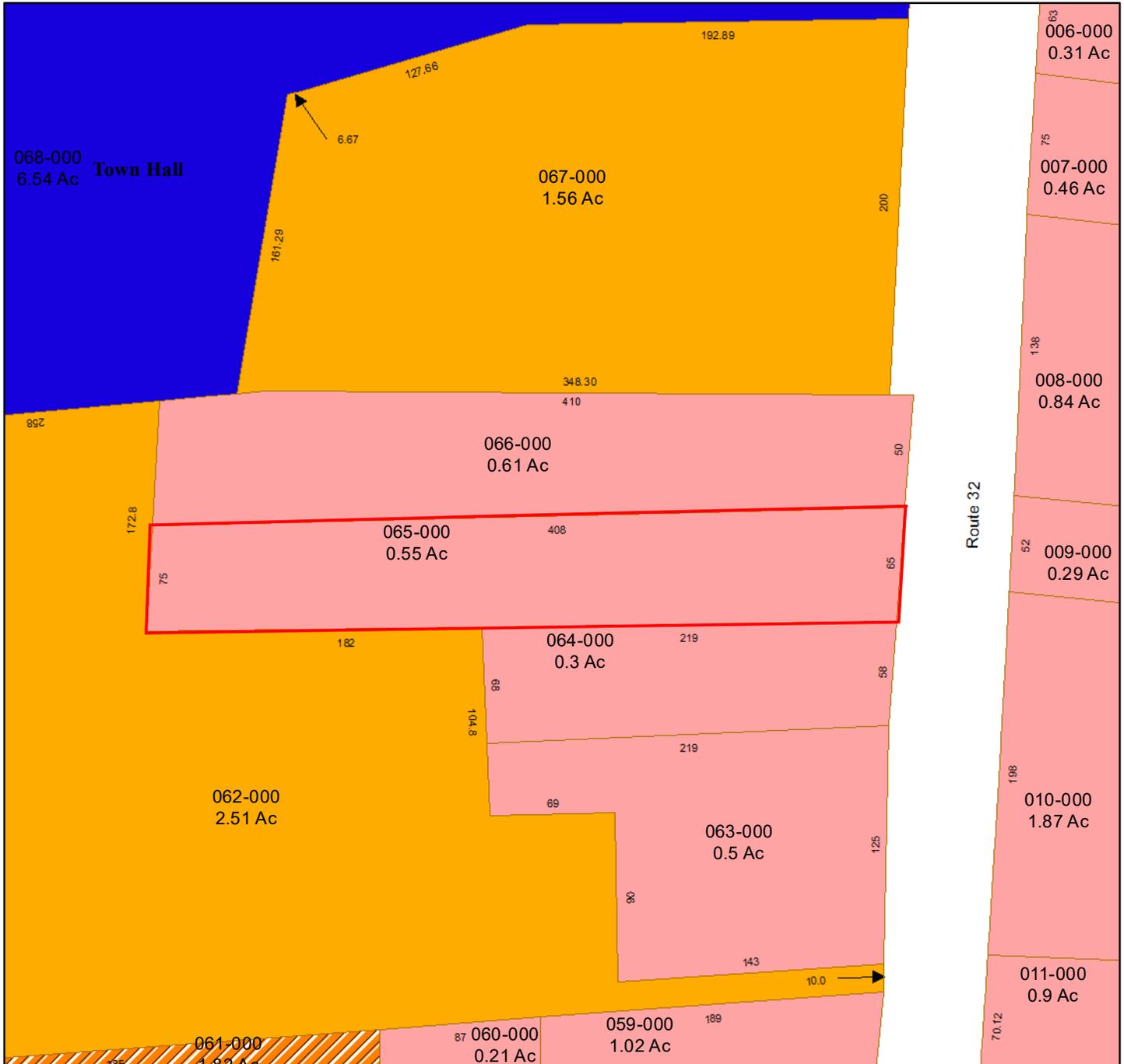


Zoning

1 inch = 80 Feet



August 25, 2020



Legend		Zoning	
	Parcel Lines		C1
			GOV
			R20
			R20-M

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Project: Conversion of Group home into multifamily
Accepted by Commission-8/25/2020

General Information

Applicant: JNH Holdings LLC

Owner: JNH Holdings LLC

Representatives:

Legal: Harry Hirsch
Architect: Craig Williams
Surveyor: Kevin Crowley

Requested Action: Site Plan Approval

Purpose: Conversion of a group home into a multifamily (3 units)

Location: 254 Route 32 (Map 69 Lot 65)

Existing Land Use, Acreage, Zoning and Applicable Zoning Sections:

- Former Group home is now vacant
- C-1
- .55 acres
- Section 4.9 (Non -Conforming Uses)
- Section 17 (Site Plans)

Background Information

Property was formerly used as a group home and has been vacant for several years. The group home created the non-conforming use because the property is zoned C1. Under Section 10.2.8 of the C1 Zoning Regulations apartments are allowed on the second floor only of commercial buildings.

Planning Review:

The main focus of the planning review was on the access to the rear of the property. The applicant has provided a driveway access and maintenance agreement for the abutting property. The new use of the multi-family does not make the property more non -conforming and the former use was never abandoned

Staff Recommendations

Staff recommends approval. The application has satisfied the Requirements of Section 4.9 (Non-Conforming Uses) and Section 17 (Site Plans) of the Regulations

Draft Motion for Approval:

The Commission finds that the site plan meets the requirements of Section 4.9 and Section 17 of the Zoning Regulations and approves the application of the JNE Holdings LLC and the plan titled “Residential Alterations for JNE Holdings LLC 254 Route 32 Uncasville, Ct. Drawings by Geoffrey Craig Williams, Architect pages 1-6”

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void. The applicant may re-file another application review. The conditions of approval are:

1. The ZEO must be contacted 24 hrs prior to start of construction and a Zoning Permit must be filed for prior to construction.
2. The handicap space must be approved by the Building Official
3. The water supply must be approved by the WPCA
4. Signature blocks must be added to the plan
5. Revised plan date must be changed to say 8/11/2020 instead of 11/8/2020
6. Prior to the signature of the Chairman the applicant shall submit digital data to the office as required by Section 17.3 of the Zoning Regulations