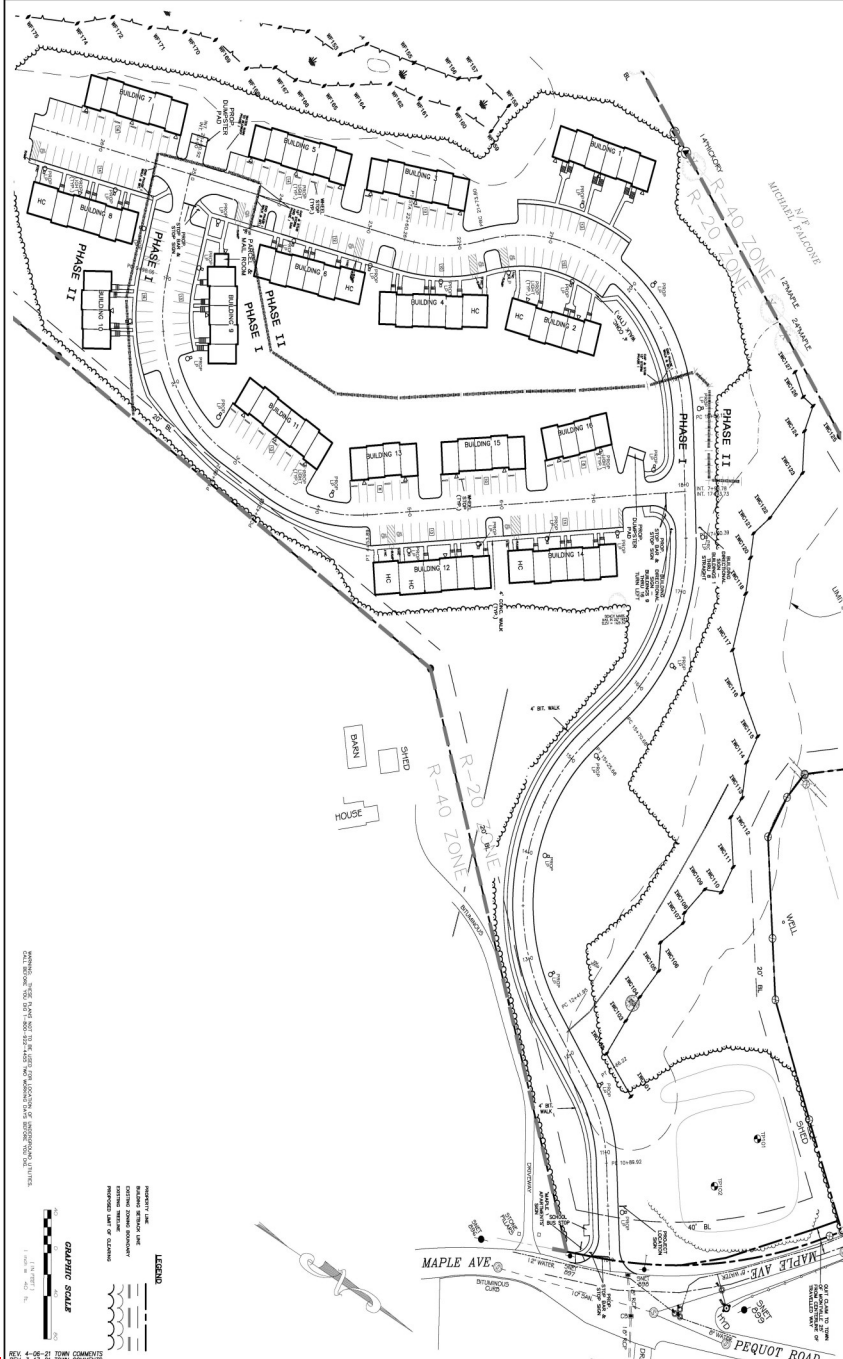
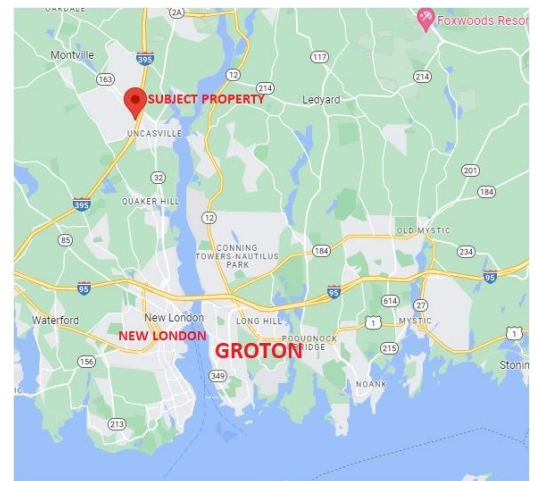


90 Maple Ave, Montville

COMPLETELY APPROVED 87 UNIT APARTMENTS

FOR SALE
\$850,000

- ⇒ Acres: 20.17 Vacant & Cleared
- ⇒ 1150 SF /Unit
- ⇒ 16 Buildings—87 Units
- ⇒ Each Unit has 2 BRs
- ⇒ Each Unit has 1.5 BAs
- ⇒ 43 Standard Units
- ⇒ 37 Units w/Garages
- ⇒ 7 Units Handicap Accessible
- ⇒ Public Water & Sewer at site, (gravity fed, no pump station)
- ⇒ Zone: R-20



LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

RON LYMAN

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 Office
ronl@lymanre.com



FRONT ELEVATION, BUILDING B (BASEMENT BUILDING)



FRONT ELEVATION, BUILDING A (GARAGE BUILDING)

Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,223	13,779	39,866
Total Households	956	4,970	13,965
Average Household Income	\$80,801	\$99,546	\$78,813

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

TOWN OF MONTVILLE
PLANNING DEPARTMENT
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779 – Fax: (860) 848-2354
Email: planningdept@montville-ct.org

VIA CERTIFIED MAIL

January 22, 2021

Horace Lindo
Lindo Construction, LLC.
542 Route 161
Oakdale, CT 06370

RE: 220 IWC 15 – 90 Maple Avenue (017-015-000) Owner/Applicant Lindo Construction, LLC, An application for activity in upland review area in conjunction with 87 unit multi-family residential development

Dear Mr. Lindo:

The Montville Inland Wetlands Commission, at its January 21, 2021 hybrid meeting, **APPROVED with CONDITIONS** your above-referenced application depicted on the plan titled “Site Development Plan Maple View Apartments Maple Ave Prepared for Lindo Construction, LLC. Montville, Connecticut” dated April 6, 2020. Revised November 9, 2020.

Conditions of approval are:

1. That sheet 50 of the drainage report, provide the volume of storage that the stormwater basin will provide both above and below the low level outlet.

Sincerely,



Tiffany E Williams
Inland Wetlands Officer

CERTIFIED MAIL# 7018 1830 0001 2918 5969

TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
310 Norwich-New London Turnpike
Uncasville, Connecticut 06382
Phone: (860) 848-6779 – Fax: (860) 848-2354
Email: planningdept@montville-ct.org

INLAND WETLANDS PERMIT: 220 IWC 15
ISSUANCE DATE: January 21, 2021
EXPIRATION DATE: January 21, 2026
APPLICANT: Lindo Construction, LLC.
PROPERTY ADDRESSES: 90 Maple Ave
PROPERTY OWNER: Lindo Construction, LLC.

This authorization refers to your application to conduct regulated activities within inland wetlands and/or watercourses in the Town of Montville.

The Inland Wetlands Commission reviewed your application with regard to Sections 22a-41 of the General Statutes and Section 10 of the Montville Inland Wetlands and Watercourse Regulations.

Based on this review, the Commission finds that the proposed work is in conformance with the above regulations and **GRANTS with CONDITIONS** the license for the following activities:

Lindo Construction, LLC: Activity in upland review area in conjunction with 87 unit multi-family residential development as depicted on the plan titled “Site Development Plan Maple View Apartments Maple Ave Prepared for Lindo Construction, LLC. Montville, Connecticut” dated April 6, 2020. Revised November 9, 2020.

Standard Conditions of Approval Apply as Follows:

- ❖ **That sheet 50 of the drainage report, provide the volume of storage that the stormwater basin will provide both above and below the low level outlet.**
- ❖ Authorized representatives of the Town may enter at reasonable times to conduct on-site inspections or routine maintenance.
- ❖ The permittee shall notify the Inland Wetlands Officer prior to the commencement of work and upon its completion.
- ❖ If the authorized activity is not completed on or before this expiration date, said activity shall cease, and if not previously revoked, extended or renewed this permit shall be null and void. **IT IS THE APPLICANT’S RESPONSIBILITY TO APPLY FOR A RENEWAL AT LEAST 65 DAYS PRIOR TO AFOREMENTIONED EXPIRATION DATE.**

- ❖ All work and regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
- ❖ This authorization is not transferable unless written consent of the Inland Wetlands Commission is obtained.
- ❖ In evaluating this application, the Commission has relied on information provided by the applicant; if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be revoked.
- ❖ The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance contact the Wetlands Officer in the Planning Department. The permittee shall immediately inform the department of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
- ❖ No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed or stored within 50' of any wetland or watercourse on or off site unless specifically authorized by this permit.
- ❖ This permit is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Montville, and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, or local laws or regulations pertinent to the property or activity affected hereby.
- ❖ All sediment and erosion control measures shall remain in place and be maintained until all disturbed areas are stabilized. **TIMELY IMPLEMENTATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES ARE A CONDITION OF THIS PERMIT.**

BY:



Tiffany E Williams
Inland Wetlands Officer

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
UNCASVILLE, CT. 06382
PHONE (860) 848-6779 Fax (860) 848-2354
Email: planningdept@montville-ct.org

April 14, 2021

Horace Lindo
Lindo Construction, LLC
542 Flanders Road
Oakdale, CT 06370

RE: 221 SITE 1– Lindo Construction, LLC, 87 Apartment Units
90 Maple Avenue (017-015-000) Uncasville, CT

Dear Mr. Lindo:

Enclosed herewith please find a Certificate of Notice of Decision, of which approval was GRANTED WITH CONDITIONS by the Montville Planning & Zoning Commission at its special meeting on April 13, 2021 relative to the above-noted project.

Sincerely,


Marcia A. Vlain
Town Planner

Enc.

cc: Atty. Harry Heller

CERTIFIED MAIL #7008 1830 0003 8183 4431

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
UNCASVILLE, CT. 06382
P(860) 848-6779 F(860) 848-2354

Certificate of Notice of Decision

Location: 90 Maple Avenue (Map 17 Lot 15)

Representatives: Engineer: Wentworth Civil Engineers LLC
Surveyor: Rob Hellstrom
Attorney: Heller, Heller & McCoy

Applicant: Lindo Construction, LLC

Project: 87 Multi-Family Units

Applicable Zoning: Section 9 (R-20 Zone)
Section 17 (Site Plans)

Plans: Site Development Plan Maple View Apartments 90 Maple Avenue Prepared for Lindo Construction, LLC Prepared by Wentworth Civil Engineers, LLC Sheets 1-13 dated April 6, 2020 and revised to 4-6-2021

Application: (221 SITE 1) Site Plan



Planning Director



Administrative Assistant

Date of Approval: April 13, 2021
Expiration Date: April 13, 2026

Conditions of Approval:

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. An Erosion Control Bond in the amount of \$29,500.00 must be posted prior to the issuance of a Zoning Permit for Erosion and Sediment Control for Phase I and \$14,000 prior to the start of Phase II.
3. Prior to signature on the plans the walkway from Building 14 must be extended northerly to the handicap ramp on the plans.
4. 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 and a signed and sealed copy of the plans
5. Post- Construction Requirements note shall be added to the plans that reads as follows:

After construction is completed and accepted by the Owner, it shall be the responsibility of the Owner to maintain all drainage structures. In addition, the following inspection and maintenance guidelines shall be the responsibility of the Owner, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter:

1. **Drainage and other Paved Areas:** Inspect on a regular basis not to exceed weekly for litter and debris. Sweep at least twice a year, with the first occurring as soon as possible after first snowmelt and the second not less than 90 days following the first.
2. **Catch Basin Sumps:** Inspect semi-annually and cleaned when the sump is one half full of silt and/or debris.