

APPLICATION FOR APPEAL OR VARIANCE
MONTVILLE ZONING BOARD OF APPEALS



Name of Owner(s) Norman J. Passarelli, Jr. & Kelli M. Passarelli Application # _____
Name of Applicant(s) Norman J. Passarelli, Jr. Date Submitted _____
Mailing Address 1132 Hartford Turnpike Waterford, CT 06385
Tel # _____ Cell # 860-235-5806 Business # _____ Zone R-40
Street Address of Property 64 Old Colchester Road Ext.
Assessor's Map # 057 Lot # 027 Email Address NPASSARELLI@GMAIL.COM

Is Property in question within 500 feet of the Town Line? Yes No

Please List The **Names And Addresses** of the Adjacent, Abutting, etc. Property Owners below (attach an additional sheet if needed):
See attached list

The Applicant's Reason for Submitting This Application (Check One):

- (1) There is an Error in an Order, Requirement, or Decision made by the Zoning Enforcement Officer.
- (2) The Applicant seeks a Variance in the Application of the Zoning Regulations.
- (3) Other, Describe _____

The Decision which is being Appealed, or the Section(s) of the Zoning Regulations from which a Variance is Requested:
Zoning Regulation 5.8.1 i .

The Applicant Requests the Board to take the following action:
A variance of 17' is required to allow for a 58' setback from the regulated wetlands.

The Nature of the Unusual Hardship or Exceptional Difficulty existing with regard to the property is The property is a pre-existing non-conforming lot (lot area) and of irregular shape. The minimum zoning yard setbacks significantly reduce the potential development locations for the property.

Has any previous Appeal been filed in connection with these premises? No If so, when? _____

If the Applicant has Designated an Agent:

Name of Agent: James Bernardo, LS Relationship: Land Surveyor
Address: 102A Spithead Rd Waterford, CT 06385 Phone No.: 860-447-0236 Jim@jbsurvey.com

I Certify that the information contained in this Application is true and correct and hereby authorize the Montville Zoning Board of Appeals and/or Zoning Enforcement Officer to enter upon the property in question for the purpose of inspecting the conditions described in this Application.

Date 9-13-23 Applicant(s) *Norman Passarelli Jr*
This Space Reserved For the Board

Date Officially Received _____ Date of Public Hearing _____

Action by Board _____ Date _____



Abutters List Report

Montville, CT
September 13, 2023

Subject Property:

Parcel Number: 057-027-000
CAMA Number: 057-027-000
Property Address: 64 OLD COLCHESTER RD EXT

Mailing Address: PASSARELLI NORMAN J JR & KELLI M
1132 HARTFORD TURNPIKE
WATERFORD, CT 06385

Abutters:

Parcel Number: 057-025-000
CAMA Number: 057-025-000
Property Address: 69 OLD COLCHESTER RD EXT

Mailing Address: DANA O JOSEPH D II & LAURA J
69 OLD COLCHESTER RD EXT
OAKDALE, CT 06370

Parcel Number: 057-026-000
CAMA Number: 057-026-000
Property Address: 24 OLD COLCHESTER RD EXT

Mailing Address: WALKER BRENT JASON & JACLYN
24 OLD COLCHESTER RD EXT
OAKDALE, CT 06370

Parcel Number: 057-028-000
CAMA Number: 057-028-000
Property Address: 76 OLD COLCHESTER RD EXT

Mailing Address: ALLEN LAURIE A
76 OLD COLCHESTER RD EXT
OAKDALE, CT 06370

Parcel Number: 057-039-017
CAMA Number: 057-039-017
Property Address: 57 OLD COLCHESTER RD EXT

Mailing Address: RIOS-PLAZA RUBEN J
57 OLD COLCHESTER RD EXT
OAKDALE, CT 06370

Parcel Number: 057-039-018
CAMA Number: 057-039-018
Property Address: 61 OLD COLCHESTER RD EXT

Mailing Address: ZETOONEY SEAN E & MIMA L
61 OLD COLCHESTER RD EXT
OAKDALE, CT 06370

Parcel Number: 057-039-019
CAMA Number: 057-039-019
Property Address: 65 OLD COLCHESTER RD EXT

Mailing Address: SCHOENNAGEL TIMOTHY J
65 OLD COLCHESTER RD EXT
OAKDALE, CT 063701032

Salem, Connecticut Properties

40 Old Colchester Road
Salem, CT 06420

Mailing Address:

John S. Gadbois II & Daria-Lauren Gadbois
40 Old Colchester Road
Salem, CT 06420



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