

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)
Harry B. Heller (hheller@hellermccoy.com)
William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248
Facsimile: (860) 848-4003

February 28, 2024

Town of Montville
Planning and Zoning Commission
Attention: Mrs. Meredith Badalucca, Acting Director of Planning
310 Norwich-New London Turnpike
Uncasville, Connecticut 06382

Re: 2 Lot Subdivision Application of James E. Morosky
581 Route 163, Montville, Connecticut

Dear Meredith:

Please be advised that this office represents James E. Morosky and Kristin Morosky a/k/a Kristen Morosky, the owners of a 6.95 acre lot located on the northeasterly side of Connecticut Route 163 in the Town of Montville, Connecticut. This lot is shown and designated as Lot 24 on Montville Assessor's Map 30. The property is located in the R-40 zoning district.

On behalf of our client, we hereby submit an application to the Town of Montville Planning and Zoning Commission for the subdivision of this property into two (2) lots, one containing 6.02 acres, which will accommodate the Moroskys' existing dwelling house, outbuildings and appurtenant facilities, and the second containing 0.93 acre (40,427 s.f.) which will accommodate one new proposed single family dwelling house which will interconnect to the Montville municipal sewer system in Connecticut Route 163.

Submitted herewith and constituting the subdivision application to the Town of Montville Planning and Zoning Commission are the following:

1. An original and ten (10) copies of the Town of Montville Subdivision/Resubdivision Application for this two lot subdivision.
2. Authorization signed by the property owner authorizing the law firm of Heller, Heller & McCoy to represent their interests in all proceedings before the Town of Montville Planning and Zoning Commission with respect to the subdivision application.

Town of Montville
Planning and Zoning Commission
Attention: Mrs. Meredith Badaluca, Acting Director of Planning
February 28, 2024
Page 2 of 2

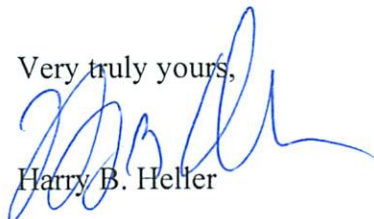
3. Five (5) prints of the subdivision plan entitled "Subdivision Plan Prepared For James E. Morosky & Kristin Morosky #581 Route 163 - (AKA - Oakdale Road) Montville, Connecticut Boundary-Topography-Lot Layout Project No. 23-.091 Drawn By: R.A.D. Date: 5/28/23 Scale: 1" = 40' Sheet 1 of 1" prepared by Advanced Surveys, LLC.
4. A draft of the Joint Driveway Easement and Maintenance Agreement for the shared driveway (existing) which will provide access to both lots from Connecticut Route 163.
5. A copy of the legal description for proposed Lot 24-2.
6. A copy of the legal description for Lot 24.
7. Our check in the amount of \$160.00 representing payment of the application fee for the subdivision calculated as follows:

Two lots at \$50 per lot:	\$100.00
State fee:	\$60.00
Total:	\$160.00

8. Three (3) copies of the Application Narrative that was submitted to the Town of Montville Inland Wetlands and Watercourses Commission entitled "Application of James E. Morosky to Montville Inland Wetlands and Watercourses Commission Narrative and Construction Sequence Relative to a Proposed Two Lot Subdivision of Map 30, Lot 24 Located at 581 Route 163, Montville, Connecticut" which contains the erosion and sediment control plan for the project.

Request is hereby made that you place this matter on the Agenda of the Town of Montville Planning and Zoning Commission for its regularly scheduled meeting of March 26, 2024. Should you have any questions prior to that meeting or need any further information, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb
Enclosures