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February 28, 2024

Town of Montville
Inland Wetlands and Watercourses Commission
Attention: Mrs. Stacy Radford, Wetlands Enforcement Officer
310 Norwich-New London Turnpike
Uncasville, Connecticut 06382

Re: Application of James E. Morosky

Dear Stacy:

Please be advised that this office represents James E. Morosky and Kristin Morosky, the owners of property located at 581 Route 163 (Oakdale Road) in the Town of Montville, Connecticut, which real property consists of 6.95 acres. The property is currently improved with a single family dwelling house and outbuildings owned and occupied by our client. Our client is proposing to subdivide the existing 6.95 acre parcel into two (2) lots, with existing Lot 24 containing 6.02 acres and proposed Lot 24-2 containing 0.93 acre. The property is located in the R-40 Zoning District.

In conjunction with the proposed subdivision of this property, our client is not proposing to conduct any regulated activities. However, the property is abutted to the northeast by Wheeler Pond and the riparian wetlands adjacent to Wheeler Pond. Therefore, it is necessary to submit an application for subdivision review to the Town of Montville Inland Wetlands and Watercourses Commission.

Submitted herewith and constituting the application for subdivision review are the following:

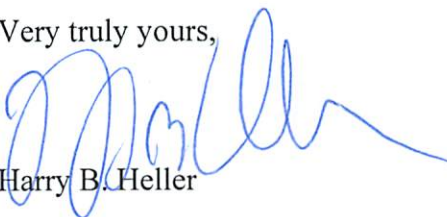
1. Original and seven (7) copies of the Application for Subdivision Review, including the Wetland Application Checklist and the Erosion and Sediment Control Checklist.
2. Seven (7) copies of the List of Abutting Property Owners.

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3. Authorization signed by the Applicant authorizing the law firm of Heller, Heller & McCoy to represent its interests in all proceedings before the Town of Montville Inland Wetlands and Watercourses Commission with respect to the subdivision review application.
4. Seven (7) copies of the Project Narrative 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".
5. 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.
6. Completed State of Connecticut Department of Energy and Environmental Protection Reporting Form.
7. Our check in the amount of \$60.00 payable to "Town of Montville" representing payment of the state reporting fee for this application. Since the proposal is a non-regulated use, there is no application fee due the Town of Montville.

Please place this matter on the Agenda of the March 21, 2024 meeting of the Town of Montville Inland Wetlands and Watercourses Commission. Should you have any questions concerning the application or need anything further, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb
Enclosures