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March 25, 2024

Town of Montville

Attn: Mrs. Meredith Badalucca, Assistant Planner

310 Norwich-New London Turnpike

Uncasville, CT 06382

Re: Proposed 13 lot resubdivision of Pachaug Capital LLC
970 Old Colchester Road, Montville, Connecticut

Dear Meredith:

I submit herewith, on behalf of our client, Pachaug Capital LLC, a resubdivision application for approval of a thirteen (13) lot resubdivision of property located on the southerly side of Old Colchester Road and the northerly side of Black Ash Road the Town of Montville.

Submitted herewith and constituting the application for resubdivision approval are the following:

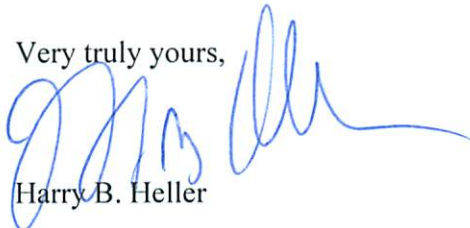
1. Original and nine (9) copies of the Resubdivision Application.
2. Original and nine (9) copies of the Resubdivision Checklist.
3. Authorization signed by Pachaug Capital LLC authorizing the law firm of Heller, Heller & McCoy and the engineering firm of Wentworth Civil Engineers LLC to act as its agent in all proceedings before the Town of Montville Planning and Zoning Commission with respect to the resubdivision application.
4. Ten (10) copies of the Drainage Report for the project prepared by Wentworth Civil Engineers LLC dated March 6, 2024.
5. Draft Warranty Deed from Pachaug Capital LLC to the Town of Montville thereby conveying to the Town of Montville the road widening strips for Black Ash Road and Old Colchester Road as depicted on the resubdivision plan.

6. Draft Conveyance Tax Return relative to the transfer of the road widening strips from Pachaug Capital LLC to the Town of Montville for the Old Colchester Road and Black Ash Road road widening strips.
7. Draft Authorizing Resolution of the sole member of Pachaug Capital LLC authorizing the execution and delivery of the deed for the road widening strips for Black Ash Road and Old Colchester Road and the grant of conservation easement from Pachaug Capital LLC to the Town of Montville.
8. Draft Grant of Conservation Easement from Pachaug Capital LLC to the Town of Montville thereby granting the conservation easement encumbering the areas depicted on the resubdivision plan.
9. Draft Conveyance Tax Return relative to the grant of conservation easement from Pachaug Capital LLC in favor of the Town of Montville.
10. Draft Joint Driveway Easement and Maintenance Agreement for proposed Lots 1 and 3 as portrayed on the resubdivision plan.
11. Draft Joint Driveway Easement and Maintenance Agreement for proposed Lots 11, 12 and 13 as portrayed on the resubdivision plan.
12. Draft legal description for each proposed building lot in the Black Ash Estates Resubdivision which, where applicable, delineate the easements appurtenant to or subject to, as the case may be, and as depicted on the resubdivision plan.
13. Our client's check in the amount of \$710.00 payable to "Town of Montville" representing payment of the application fee for the resubdivision application.

Request is hereby made that this matter be placed on the agenda of the next regularly scheduled meeting of the Town of Montville Planning and Zoning Commission on April 23, 2024.

Should you have any questions concerning the application or need any additional information, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb
enclosures