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October 22, 2024

Town of Montville Planning and Zoning
Commission

Attn: Mrs. Meredith Badaluca, Director of
Planning

310 Norwich-New London Turnpike
Uncasville, CT 06382

Dear Meredith:

Enclosed herewith please find an application for a text amendment to the Town of Montville Zoning Regulations to authorize workforce housing, as contemplated by Section 4.11.13 of the Montville Zoning Regulations in the C-2 Zoning District by special permit. Current Section 4.11.13 enables the development of workforce housing, in accordance with the requirements set forth therein, in C-1 Commercial Zoning Districts by site plan approval. Our client, Cricket's Corner LLC, desires to expand the potential zones in which this use can be accommodated, but recognizes that workforce housing may not be an appropriate use of land in all locations in the C-2 Zoning District. We are therefore proposing an amendment to the Town of Montville Zoning Regulations which would authorize workforce housing to be developed in the C-2 Zoning District, but by special permit only.

Submitted herewith and constituting the application for text amendment are the following:

1. Original and ten (10) copies of the Text Amendment Application, which includes the proposed text amendments to Sections 4.11.13.4.1, 11.3 and adds a new Section 11.3.1.
2. Ten (10) copies of the Change to Zoning Regulations or Map Checklist.
3. Our check in the amount of \$510.00 representing payment of the application fee for this application, including the State of Connecticut fee in the amount of \$60.00.
4. Authorization signed by the members of Cricket's Corner LLC authorizing the law firm of Heller, Heller & McCoy to file the text amendment application on its behalf and to represent its interests in all proceedings before the Town of Montville Planning and Zoning

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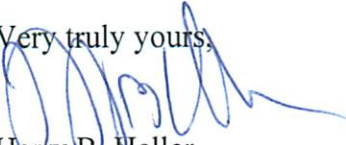
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Commission with respect to the text amendment application.

Request is hereby made that you place this matter on the Agenda of the November 12, 2024 regular meeting of the Montville Planning and Zoning Commission for acceptance and thereafter schedule a public hearing on this application for the December, 2024 meeting.

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

Cc: Mr. and Mrs. Roger L. Phillips (via e-mail)