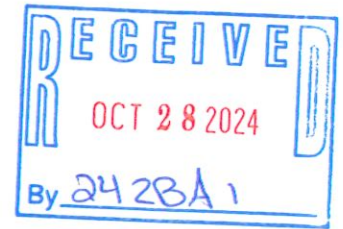


HELLER, HELLER & McCOY

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)

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

October 21, 2024

Mr. Gary Brodaski
405 Fitch Hill Road
Uncasville, CT 06382

Re: Variance Application of Pamela J. Tracey
12 Blais Road, Montville, Connecticut

Gentleperson:

This office represents Pamela J. Tracey, the owner of property located at 12 Blais Road in the Town of Montville, Connecticut. The property consists of Lots 15, 16 and 18 as depicted on a 1956 plat of lands of Aime Blais prepared by George E. Pitcher. Lots 15 and 16 front on Blais Road while Lot 18 fronts on Fitch Hill Road forming an "L" shaped parcel of land. Lot 17 as depicted on the Blais plan is the property known as 4 Blais Road. The property at 4 Blais Road is the corner lot at the intersection of Fitch Hill Road and Blais Road.

For the past sixty (60) years, the owners of the property at 4 Blais Road have used portions of Lot 18 as depicted on the Blais plan, which is the property directly to the rear of their dwelling house. Lot 18 contains 11,235 square feet.

Our client has reached an agreement with the owner of 4 Blais Road to sell and convey the lot which accommodates a substantial portion of the rear yard of the property at 4 Blais Road. However, our client's property is already non-conforming in lot area and any conveyance from that tract would require a variance from the Town of Montville Zoning Board of Appeals in order to increase the lot area non-conformity.

Therefore, on behalf of our client, we have submitted an application to the Town of Montville Zoning Board of Appeals seeking an 11,235 square foot lot area variance for the property located at 12 Blais Road, Montville, Connecticut in order to accommodate the conveyance of Lot 18 on the 1956 plat to the owner of 4 Blais Road.

The Town of Montville Zoning Board of Appeals will hold a public hearing on this application at its regularly scheduled meeting of Wednesday, November 6, 2024. The public

Z:\Tracey, Pamela\Notice to Abutters.docx

Mr. Gary Brodaski
October 21, 2024
Page 2 of 2

hearing will be held in the Town Council Chambers located in the Montville Town Hall at 310 Norwich-New London Turnpike, Uncasville, Connecticut 06382. The public hearing will be held at 6:00 p.m. A copy of the public hearing notice is enclosed.

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Very truly yours,

COPY
Harry B. Heller

HBH/rmb

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville ZBA will hold a Public Hearing on Nov 6, 2024 at 6 pm in Council Chambers, Montville Town Hall, 310 Norwich New London Tpke, Uncasville, CT for the following application: 24ZBA1 – 12 Blais Road (047-013-000), Uncasville, Owner/Applicant: Pamela J. Tracey for a variance of ZR Sec. 8.4 (Minimum Lot Size) to reduce the existing lot by 11,235 sq ft to be conveyed to owner of 4 Blais Rd (047-012-000). At this Public Hearing, persons may be heard & written communications will be received. Copies of the meeting materials are on the Town of Montville Website at: <https://www.townofmontville.org/form-repository/24-zba-1-12-blais-rd-variance-of-zr-section-84/>

John R. MacNeil, Chairman

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)

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

October 21, 2024

Ms. Cindi Freeman
4 Blais Road
Uncasville, CT 06382

Re: Variance Application of Pamela J. Tracey
12 Blais Road, Montville, Connecticut

Gentleperson:

This office represents Pamela J. Tracey, the owner of property located at 12 Blais Road in the Town of Montville, Connecticut. The property consists of Lots 15, 16 and 18 as depicted on a 1956 plat of lands of Aime Blais prepared by George E. Pitcher. Lots 15 and 16 front on Blais Road while Lot 18 fronts on Fitch Hill Road forming an "L" shaped parcel of land. Lot 17 as depicted on the Blais plan is the property known as 4 Blais Road. The property at 4 Blais Road is the corner lot at the intersection of Fitch Hill Road and Blais Road.

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Ms. Cindi Freeman
October 21, 2024
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Very truly yours,

COPY

Harry B. Heller

HBH/rmb

**TOWN OF MONTVILLE
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John R. MacNeil, Chairman

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)
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Mary Gagne O'Donal (mgodonal@hellermccoy.com)

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

October 21, 2024

Mr. Daniel A. Dyer
35 Blais Road
Uncasville, CT 06382

Re: Variance Application of Pamela J. Tracey
12 Blais Road, Montville, Connecticut

Gentleperson:

This office represents Pamela J. Tracey, the owner of property located at 12 Blais Road in the Town of Montville, Connecticut. The property consists of Lots 15, 16 and 18 as depicted on a 1956 plat of lands of Aime Blais prepared by George E. Pitcher. Lots 15 and 16 front on Blais Road while Lot 18 fronts on Fitch Hill Road forming an "L" shaped parcel of land. Lot 17 as depicted on the Blais plan is the property known as 4 Blais Road. The property at 4 Blais Road is the corner lot at the intersection of Fitch Hill Road and Blais Road.

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Therefore, on behalf of our client, we have submitted an application to the Town of Montville Zoning Board of Appeals seeking an 11,235 square foot lot area variance for the property located at 12 Blais Road, Montville, Connecticut in order to accommodate the conveyance of Lot 18 on the 1956 plat to the owner of 4 Blais Road.

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Mr. Daniel A. Dyer
October 21, 2024
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Should you desire further information with respect to this variance application, you may either contact this office or the Montville Land Use Department, 310 Norwich-New London Turnpike, Uncasville, Connecticut 06382 (860) 848-8549.

Very truly yours,

COPY

Harry B. Heller

HBH/rmb

TOWN OF MONTVILLE
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John R. MacNeil, Chairman

HELLER, HELLER & McCOY

Attorneys at Law

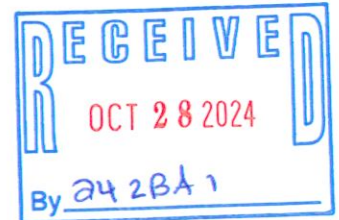
736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)
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Mary Gagne O'Donal (mgodonal@hellermccoy.com)

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



October 21, 2024

Ms. Catherine E. Race
15 Blais Road
Uncasville, CT 06382

Re: Variance Application of Pamela J. Tracey
12 Blais Road, Montville, Connecticut

Gentleperson:

This office represents Pamela J. Tracey, the owner of property located at 12 Blais Road in the Town of Montville, Connecticut. The property consists of Lots 15, 16 and 18 as depicted on a 1956 plat of lands of Aime Blais prepared by George E. Pitcher. Lots 15 and 16 front on Blais Road while Lot 18 fronts on Fitch Hill Road forming an "L" shaped parcel of land. Lot 17 as depicted on the Blais plan is the property known as 4 Blais Road. The property at 4 Blais Road is the corner lot at the intersection of Fitch Hill Road and Blais Road.

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Ms. Catherine E. Race
October 21, 2024
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Very truly yours,
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Harry B. Heller

HBH/rmb

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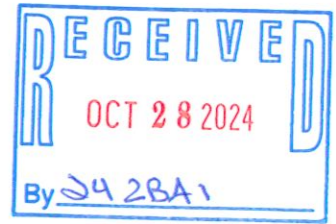
John R. MacNeil, Chairman

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382



Sidney F. Heller (1903-1986)

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Mary Gagne O'Donal (mgodonal@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

October 21, 2024

Ms. Catherine E. Race
15 Blais Road
Uncasville, CT 06382

Re: Variance Application of Pamela J. Tracey
12 Blais Road, Montville, Connecticut

Gentleperson:

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Ms. Catherine E. Race
October 21, 2024
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Very truly yours,

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Harry B. Heller

HBH/rmb

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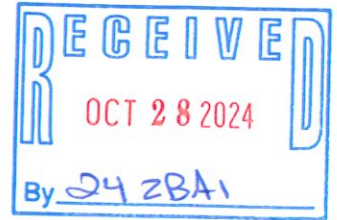
John R. MacNeil, Chairman

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382



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Mary Gagne O'Donal (mgodonal@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

October 21, 2024

Mr. Scott Fagan
11 Blais Road
Uncasville, CT 06382

Re: Variance Application of Pamela J. Tracey
12 Blais Road, Montville, Connecticut

Gentleperson:

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Mr. Scott Fagan
October 21, 2024
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Harry B. Heller

HBH/rmb

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John R. MacNeil, Chairman

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)

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

October 21, 2024

Ms. Kristi Lavigne
7 Blais Road
Uncasville, CT 06382

Re: Variance Application of Pamela J. Tracey
12 Blais Road, Montville, Connecticut

Gentleperson:

This office represents Pamela J. Tracey, the owner of property located at 12 Blais Road in the Town of Montville, Connecticut. The property consists of Lots 15, 16 and 18 as depicted on a 1956 plat of lands of Aime Blais prepared by George E. Pitcher. Lots 15 and 16 front on Blais Road while Lot 18 fronts on Fitch Hill Road forming an "L" shaped parcel of land. Lot 17 as depicted on the Blais plan is the property known as 4 Blais Road. The property at 4 Blais Road is the corner lot at the intersection of Fitch Hill Road and Blais Road.

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Ms. Kristi Lavigne
October 21, 2024
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Very truly yours,

COPY

Harry B. Heller

HBH/rmb

TOWN OF MONTVILLE
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John R. MacNeil, Chairman

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)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

October 21, 2024

Southeastern CT Properties LLP
187 Miller Road
Preston, CT 06365-8549

Re: Variance Application of Pamela J. Tracey
12 Blais Road, Montville, Connecticut

Gentleperson:

This office represents Pamela J. Tracey, the owner of property located at 12 Blais Road in the Town of Montville, Connecticut. The property consists of Lots 15, 16 and 18 as depicted on a 1956 plat of lands of Aime Blais prepared by George E. Pitcher. Lots 15 and 16 front on Blais Road while Lot 18 fronts on Fitch Hill Road forming an "L" shaped parcel of land. Lot 17 as depicted on the Blais plan is the property known as 4 Blais Road. The property at 4 Blais Road is the corner lot at the intersection of Fitch Hill Road and Blais Road.

For the past sixty (60) years, the owners of the property at 4 Blais Road have used portions of Lot 18 as depicted on the Blais plan, which is the property directly to the rear of their dwelling house. Lot 18 contains 11,235 square feet.

Our client has reached an agreement with the owner of 4 Blais Road to sell and convey the lot which accommodates a substantial portion of the rear yard of the property at 4 Blais Road. However, our client's property is already non-conforming in lot area and any conveyance from that tract would require a variance from the Town of Montville Zoning Board of Appeals in order to increase the lot area non-conformity.

Therefore, on behalf of our client, we have submitted an application to the Town of Montville Zoning Board of Appeals seeking an 11,235 square foot lot area variance for the property located at 12 Blais Road, Montville, Connecticut in order to accommodate the conveyance of Lot 18 on the 1956 plat to the owner of 4 Blais Road.

The Town of Montville Zoning Board of Appeals will hold a public hearing on this application at its regularly scheduled meeting of Wednesday, November 6, 2024. The public

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Southeastern CT Properties LLP
October 21, 2024
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hearing will be held in the Town Council Chambers located in the Montville Town Hall at 310 Norwich-New London Turnpike, Uncasville, Connecticut 06382. The public hearing will be held at 6:00 p.m. A copy of the public hearing notice is enclosed.

At the public hearing, any interested party may appear to voice their opinion either in favor of or in opposition to the variance application. The Zoning Board of Appeals will also accept written testimony into the record of the proceeding. In the event that you do not wish to voice an opinion on the variance application, it is not necessary to attend the public hearing or submit written testimony.

Should you desire further information with respect to this variance application, you may either contact this office or the Montville Land Use Department, 310 Norwich-New London Turnpike, Uncasville, Connecticut 06382 (860) 848-8549.

Very truly yours,
COPY

Harry B. Heller

HBH/rmb

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville ZBA will hold a Public Hearing on Nov 6, 2024 at 6 pm in Council Chambers, Montville Town Hall, 310 Norwich New London Tpke, Uncasville, CT for the following application: 24ZBA1 – 12 Blais Road (047-013-000), Uncasville, Owner/Applicant: Pamela J. Tracey for a variance of ZR Sec. 8.4 (Minimum Lot Size) to reduce the existing lot by 11,235 sq ft to be conveyed to owner of 4 Blais Rd (047-012-000). At this Public Hearing, persons may be heard & written communications will be received. Copies of the meeting materials are on the Town of Montville Website at: <https://www.townofmontville.org/form-repository/24-zba-1-12-blais-rd-variance-of-zr-section-84/>

John R. MacNeil, Chairman