



APPLICATION # _____

SUBMITTAL DATE: _____

Town of Montville Planning & Zoning Department
Free Split/Lot Merger/Lot Boundary Line Adjustment Compliance Application Form

This completed form must be signed by all parties of record and submitted to the Town Clerk when plans are filed. Please return completed form to the Planning & Zoning Department. Department review of plans is authorized by C.G.S. § 20-304.

CHECK ONE: ☐ Free Split ☒ Lot Merger ☐ Boundary Line Adjustment

Addresses of all Subject Properties (including Assessor Map/Block/Lot#):

1. 879 Chesterfield Road (Assessor's Map 005, Lot 015-00C)
2. 1645 Route 85 (Assessor's Map 012, Lot 009-000)

Names & Addresses of Owners of Record of all Subject Properties:

1. Cricket's Corner LLC, 1650 Connecticut Route 85, Oakdale, Connecticut 06370
2. Cricket's Corner LLC, 1650 Connecticut Route 85, Oakdale, Connecticut 06370

Telephone Numbers & Email Addresses of Owners of Record:

1. (860) 460-1858; linda@naturesartvillage.com
2. (860) 460-1858; linda@naturesartvillage.com

Agent Name, Address, Telephone & Email (if applicable):

Harry B. Heller, 736 Norwich-New London Turnpike
Uncasville, Connecticut 06382; (860) 848-1248; hheller@hellermccoy.com

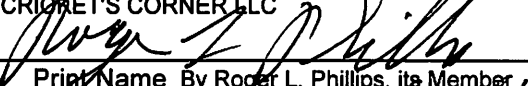
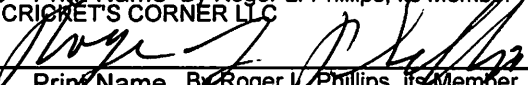
** Note: If there are more than two (2) Subject Properties, use additional sheet. **

Zoning District(s) of all Subject Properties: WRP and C-2

LOT MERGER OR BOUNDARY LINE ADJUSTMENT PLANS: A Merger or Boundary Line Adjustment Plan prepared by a Licensed Land Surveyor and/or Professional Engineer as required shall be submitted with this application showing existing and proposed conditions. The plan shall comply with all applicable local, state or federal requirements, including but not limited to, Zoning & Wetlands Regulations, Stormwater & Road Ordinances, CT Public Health Code, etc. **New Deeds and Easements may be required to be filed at the time the approved plan is filed and shall reflect proposed lots and plan conditions.**

FREE SPLIT PLANS: A Free Split Plan prepared by a Licensed Land Surveyor and/or Professional Engineer as required shall be submitted with this application showing existing and proposed lots. Evidence of eligibility for creation of a Free Split lot is required. The plan shall comply with all applicable local, state or federal requirements, including but not limited to, Zoning & Wetlands Regulations, Stormwater & Road Ordinances, CT Public Health Code, etc. **New Deeds and Easements may be required to be filed at the time the approved plan is filed and shall reflect proposed lots and plan conditions.**

Signatures of Owners/Agents of Record of all Subject Properties:

1. CRICKET'S CORNER LLC

Date: February 10, 2025
Print Name By Roger L. Phillips, its Member
2. CRICKET'S CORNER LLC

Date: February 10, 2025
Print Name By Roger L. Phillips, its Member
3. _____
Date: _____
Print Name _____

The properties at 879 Chesterfield Road and 1645 Route 85, Montville, Connecticut are being combined to accommodate comprehensive commercial development of the two properties with access being provided from Connecticut Route 85. This will avoid the sub-optimal conditions which exist along the properties' frontage on Chesterfield Road as well as avoid impacts to wetlands which would otherwise occur as a result of providing access from Chesterfield Road. This lot merger application is being submitted contemporaneously with the first phase of development of the combined properties which is submitted under a separate Site Plan Application for the development of a 6,100 square foot, more or less, 51 student child care facility and 2 three-bedroom residential apartments located on the second floor.

Print Name _____ Date: _____

**** FOR STAFF USE ONLY BELOW THIS LINE****

1. ZONING & WETLANDS OFFICIAL:

Print Name _____ Date: _____

Comments/Conditions: _____

2. PLANNING DIRECTOR:

Print Name _____ Date: _____

Comments/Conditions: _____

3. UNCAS HEALTH:

Print Name _____ Date: _____

Comments/Conditions: _____

IMPORTANT NOTE: TOWN SIGNATURES ON FORM AND ACCEPTANCE BY THE TOWN DOES NOT IMPLY OR GUARANTEE THAT AFFECTED LOTS CAN BE BUILT ON OR FURTHER DEVELOPED IN ANY WAY.