

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)

Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

July 31, 2023

Town of Montville Planning and Zoning
Commission

Attention: Ms. Elizabeth Burdick, Director of
Planning

310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: Proposed Pine Grove Subdivision
Northeasterly side Old Colchester Road, Montville, Connecticut

Dear Liz:

I submit herewith, on behalf of our client, Watch Hill Builders, LLC, a subdivision application for approval of a six (6) lot subdivision of a 25 +/- acre parcel of land located on the northeasterly side of Old Colchester Road in the Town of Montville, Connecticut.

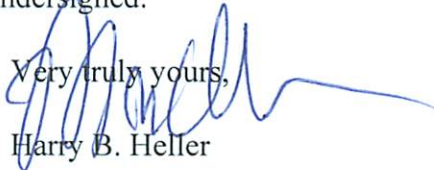
Submitted herewith and constituting the application for subdivision approval are the following:

1. Original and nine (9) copies of the Subdivision Application.
2. Original and nine (9) copies of the Subdivision Checklist.
3. Authorization signed by Watch Hill Builders, LLC authorizing the law firm of Heller, Heller & McCoy to file the subdivision application and further authorizing the law firm of Heller, Heller & McCoy, the surveying firm of Bennett & Smilas Associates, Inc. and the civil engineering firm of Wentworth Civil Engineers, LLC to represent its interest in all proceedings before the Town of Montville Planning and Zoning Commission with respect to said subdivision application.
4. Ten (10) copies of the drainage calculations for the cross culvert under the proposed driveway for Lot 3.

5. Draft Warranty Deed from Watch Hill Builders, LLC to the Town of Montville thereby conveying to the Town of Montville the road widening strip for Old Colchester Road
6. Draft Conveyance Tax Return relative to the transfer of the road widening strip from Watch Hill Builders, LLC to the Town of Montville for Old Colchester Road.
7. Draft Joint Driveway Easement and Maintenance Agreement for proposed Lots 3 and 4 as portrayed on the subdivision plan.
8. Draft Conveyance Tax Return relative to the Declaration of Joint Driveway Easement and Maintenance Agreement for filing with the Montville Town Clerk.
9. Ten (10) prints of the subdivision plan entitled "Pine Grove Subdivision Old Colchester Road Prepared For D'Amato Brothers Builders Montville, Connecticut File No.: GU20063 Date: 07/28/2023 Sheets 1 of 8 to 8 of 8 Map No. 20-045-1C Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858 Wentworth Civil Engineers LLC 177 West Town St. Lebanon, CT 06249 Tel. (860) 642-7255 Fax (860) 642-4794 Web: wentworthcivil.com".
10. Our client's funds check in the amount of \$360.00 payable to "Town of Montville" representing payment of the application fee for the subdivision 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 August 22, 2023.

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
enclosure