

**TOWN OF MONTVILLE**  
**OFFICE OF THE ASST. PLANNER**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
**Telephone: (860) 848-6779**  
**Email: [mbadalucca@montville-ct.org](mailto:mbadalucca@montville-ct.org)**

**MEMORANDUM FOR THE RECORD**

January 23, 2024 PZC Meeting

Prepared by *Meredith Badaluca*, Asst. Planner on 1/19/2024

**Property Address:** 145 Moxley Road, Parcel ID: 009-022-000, Uncasville, CT  
**Application:** PZ #23SUB3  
**Applicant/Property Owner:** Sunmar/RAF Builders, LLC  
**Attorney:** Jon B. Chase  
**Land Surveyor:** Richard Deschamps, L.S., Advanced Surveys, LLC  
**Lot Size:** 2.30 acres (100,195 +/- SF)  
**Lot Frontage:** 400 feet (+/-) on Moxley Road  
**Zoning District:** R40  
**Public Water/Sewer:** No.  
**Wetlands/Watercourses:** Yes. IWC Application #23IWC14  
**Flood Hazard Zone:** No.  
**CAM Zone:** No.  
**Public Water Supply Watershed:** No.  
**Proposed Public Improvements:** Yes.  
**Legal:** Approved with conditions on October 24, 2023. A request for a 90-day extension of time dated January 18, 2024 was received on January 19, 2024.

**STAFF RECOMMENDATION:** Grant the request for an extension.

*The following MOTION is suggested for any favorable approval:*

I make a MOTION to GRANT a 90-day extension of time to May 8, 2024 to file the approved mylar plans for Application PZ #23 SUB 3 – 145 Moxley Road (Parcel ID 009-022-000), Uncasville, CT – Applicant/Property Owner: Sunmar/RAF Builders, LLC for a 2-Lot Subdivision plan entitled: “Subdivision Plan Prepared for Sunmar/RAF Builders, LLC, #145 Moxley Road, Montville, CT, Prepared by Advanced Surveys, LLC, dated 6/22/23, revised to 10/16/23”.