

ZONE CHANGE APPLICATION

Cricket's Corner LLC (with respect to 879 Chesterfield Road) and Bonnie Mangan, Trustee
Name of Property Owner(s) for the Bankruptcy Estate of James P. Espinosa (with respect to 1665 Route 85)

Address 1650 Route 85, Oakdale, CT 06370 Tel # (860) 443-4367 Cell # (860) 460-1858

Fax # _____ Email linda@naturesartvillage.com

Name of Agent Heller, Heller & McCoy

Address 736 Route 32, Uncasville, CT 06382 Tel # (860) 848-1248 Cell # (860) 961-6073

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Location of Property to Be Rezoned 879 Chesterfield Road and 1665 Route 85

Assessor's Map and Lot Numbers 879 Chesterfield Road - Map 005, Lot 015-00C; 1665 Route 85 - Map 012, Lot 007-000

Size of Site _____ Acres 29.48 Square Feet 1,284,148

Current Zone WRP-160 Proposed Zone C-2

Previous zone changes requested for this property? YES ☐ NO ☒ (a portion of this property was previously zoned C-2, but was changed by the Montville Planning and Zoning Commission to WRP-160)
Date of Request _____

State Reason for Zone Change

The property for which change of zoning district classification is requested is not located within the drainage basin of the City of New London Reservoir System; and, therefore, these properties are inappropriately zoned. The properties for which change of zoning district classification is requested are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85) and most appropriately should be zoned in the Commercial 2 Zoning District classification to foster increased economic development within the Route 85 corridor consistent with the recommendations of the Montville Plan of Conservation and Development.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge. The undersigned hereby authorizes the Commission and its professional staff to enter upon the property contained within the proposed change if the applicant has the legal right to grant such access.

CRICKET'S CORNER LLC

Signed (Applicant/Agent) Roger L. Phillips Date 05/03/2024

By: Roger L. Phillips, its Member Rachel M. Belardo*

CRICKET'S CORNER LLC

Signed (Owner) Roger L. Phillips Date 05/03/2024

By: Roger L. Phillips, its Member

*Rachel M. Belardo has joined in the execution of this Zone Change Application solely for the purpose of standing pursuant to the provisions of Section 21.1 of the Montville Zoning Regulations.