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May 3, 2024

Town of Montville Planning and Zoning Commission

Attn: Mrs. Meredith Badalucca, Assistant Planner

310 Norwich-New London Turnpike

Uncasville, CT 06382

Dear Meredith:

Enclosed herewith please find an Application for Change of Zoning District Classification from WRP-160 to C-2 with respect to properties located at 879 Chesterfield Road and 1665 Route 85 in the Town of Montville, Connecticut. With respect to the property located at 1665 Route 85, the "Plan to Accompany Application for Zoning Map Amendment" correctly depicts the record owner of this property as James P. Espinosa. However, James P. Espinosa has filed a voluntary petition in bankruptcy with the United States Bankruptcy Court for the District of Connecticut. Bonnie Mangan, an attorney located in South Windsor, Connecticut, has been appointed by the United States Bankruptcy Court as the Trustee in bankruptcy for the bankrupt estate of James P. Espinosa and has jurisdiction over this property. I have conferred with Attorney Mangan and she has represented to me that she desires for the property located at 1665 Route 85, Montville, Connecticut (Subject Property "A" on the Zone Change Map) to be included in the request for change of zoning district classification as it will potentially increase the value of the property which constitutes an asset of the bankrupt estate. For purposes of conferring jurisdiction and standing to submit this application pursuant to the provisions of Section 21.1 of the Montville Zoning Regulations, Rachel M. Belardo, a resident of the Town of Montville residing at 235 Moxley Road, Uncasville, Connecticut has joined in the execution of this application together with Cricket's Corner LLC, the owner of the property located at 879 Chesterfield Road, Montville, Connecticut.

Submitted herewith and constituting the application for change of zoning district classification are the following:

1. Ten (10) copies of the completed Zone Change Application Form.
2. Ten (10) copies of the Change to Zoning Regulation or Map Checklist.

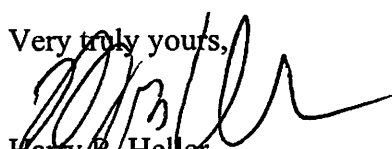
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3. Ten (10) copies of the List of Abutting Property Owners which lists the owners of property that is located within 500' of the two properties that are the subject of this application.
4. Authorization signed by Cricket's Corner LLC authorizing the law firm of Heller, Heller & McCoy to represent its interests before the Town of Montville Planning and Zoning Commission with respect to the change of zoning district classification application.
5. Authorization signed by Rachel M. Belardo authorizing the law firm of Heller, Heller & McCoy to represent her interests in all proceedings before the Town of Montville Planning and Zoning Commission with respect to the change of zoning district classification application.
6. Ten (10) copies of the zone change plan entitled "Plan to Accompany Application for Zoning Map Amendment Prepared For Roger L. & Linda F. Phillips 1665 Route 85 & 879 Chesterfield Road – Oakdale, Connecticut Scale: 1" = 200' Date: April 2024 Job I.D. No. 24-3432 Sheet No. 1/1 Boundaries LLC 179 Pachaug River Drive, Griswold, CT 06351 T 860.376.2006/ www.boundariesllc.net".
7. Our check in the amount of \$510.00 representing payment of the application fee for the change of zoning district classification application, including the \$60.00 State of Connecticut fee.

Request is hereby made that you place this matter on the agenda of the Town of Montville Planning and Zoning Commission for its regularly scheduled meeting of May 28, 2024. We hereby further request that the Town of Montville Planning and Zoning Commission schedule a public hearing on this application for its June 25, 2024 meeting.

Should you have any questions concerning this application, please feel free to call me.

Very truly yours,


Harry B. Heller

HBH/rmb

Cc: Cricket's Corner LLC
Bonnie Mangan, Esquire