

# ***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

June 19, 2024

Town of Montville Planning and Zoning Commission

Attn: Mrs. Meredith Badalucca, Assistant Planner

310 Norwich-New London Turnpike

Uncasville, CT 06382

Re: Cricket's Corner, LLC – Zone Change Application  
879 Chesterfield Road and 1665 Route 85, Montville, Connecticut

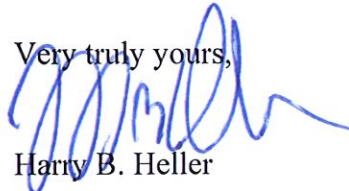
Dear Meredith:

Enclosed herewith please find copies of notices which were forwarded to neighboring property owners whose properties either abut, or are located in or within 500 feet of the properties for which the above referenced change of zoning district classification application has been filed. These notices have been provided to alert all neighboring property owners of the public hearing that has been scheduled for the above referenced application on June 25, 2024 at 6:00 p.m. in accordance with the Montville Zoning Regulations. I am also enclosing a copy of the public hearing notice that was forwarded with each of the enclosed letters.

Finally, enclosed are the Certificate of Mailing FIRM sheets that evidence the enclosed notices were mailed on June 12, 2024.

Should you have any questions, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb

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June 10, 2024

Shashikant A. Patel

Sangeeta Patel

1596 Route 85

Oakdale, CT 06370

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

The Town of Montville Planning and Zoning Commission has scheduled a public hearing on the Zone Change Application for Tuesday, June 25, 2024 at 6:00 p.m. The public hearing will be held in the Town Council Chambers in the Montville Town Hall, 310 Norwich-New London Turnpike, Uncasville, Connecticut 06382.

At the public hearing, any interested person may appear to voice his or her opinion either in favor of or in opposition to the zone change request. Written correspondence will also be accepted by the Planning and Zoning Commission. You are being provided with notice of the public hearing due to the fact that you have been identified as the owner of property which is located either within or within five hundred (500') feet of the proposed zone change area.

Shashikant A. Patel  
Sangeeta Patel  
June 10, 2024  
Page 2 of 2

A copy of the Zone Change Application and supporting maps are on file in the Montville Planning Department in the Montville Town Hall and may be viewed during normal business hours.

I enclose herewith for your reference a copy of the Public Hearing Notice which will be published in The Day on June 11, 2024 and June 19, 2024. Should you require further information with respect to this application, you may contact either this office or the Montville Planning Department at (860) 848-8549.

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Enclosures  
HBH/rmb

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June 10, 2024

Mr. Lauren D. Renaldi Sr.  
Mrs. Mary A. Renaldi  
44 Laurel Point Drive  
Oakdale, CT 06370

Gentleperson

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June 10, 2024

The Past, LLC  
1650 Route 85  
Oakdale, CT 06370

Gentleperson

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The Chesterfield Fire Co. Inc.

1606 Route 85

Oakdale, CT 06370

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The Chesterfield Fire Co. Inc.  
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Ms. Lorraine J. Mayer

1621 Route 85

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Mr. Kevin Muldoon

1613 Route 85

Oakdale, CT 06370

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Mr. Kevin Muldoon

June 10, 2024

Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures

HBH/rmb

# ***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)*

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*Mary Gagne O'Donal (mgodonal@hellermccoy.com)*

*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Mr. Richard C. Cullen  
Mrs. Elyssa D. Cullen  
467 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

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Mr. Richard C. Cullen  
Mrs. Elyssa D. Cullen  
June 10, 2024  
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Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Mr. Alanson Cummings

1607 Route 85

Oakdale, CT 06370

Gentleperson

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Mr. Alanson Cummings  
June 10, 2024  
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Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Cricket's Corner LLC  
1650 Route 85  
Oakdale, CT 06370

Gentleperson

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Cricket's Corner LLC  
June 10, 2024  
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Telephone: (860) 848-1248

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June 10, 2024

Mr. Andrew Hary  
875 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

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Mr. Andrew Hary

June 10, 2024

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June 10, 2024

Mr. James Kemnitz  
889 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

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June 10, 2024

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June 10, 2024

Mr. Roger Hary  
874 Chesterfield Road  
Oakdale, CT 06370

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June 10, 2024  
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June 10, 2024

Selective Investments, LLC

89 Belle Woods Drive

Glastonbury, CT 06033

Gentleperson

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June 10, 2024

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Mr. Roger G. Hary  
Mrs. Linda B. Hary  
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June 10, 2024

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June 10, 2024

State Of Connecticut Department Of  
Transportation  
24 Wolcott Road  
Wethersfield, CT 06109

Gentleperson

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State Of Connecticut Department Of Transportation  
June 10, 2024  
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*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

State Of Connecticut Department Of  
Transportation  
P.O Box 7546  
Newington, CT 06131-7546

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

The Town of Montville Planning and Zoning Commission has scheduled a public hearing on the Zone Change Application for Tuesday, June 25, 2024 at 6:00 p.m. The public hearing will be held in the Town Council Chambers in the Montville Town Hall, 310 Norwich-New London Turnpike, Uncasville, Connecticut 06382.

At the public hearing, any interested person may appear to voice his or her opinion either in favor of or in opposition to the zone change request. Written correspondence will also be accepted by the Planning and Zoning Commission. You are being provided with notice of the public hearing due to the fact that you have been identified as the owner of property which is located either within or within five hundred (500') feet of the proposed zone change area.

State Of Connecticut Department Of Transportation  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

# ***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)*

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*Mary Gagne O'Donal (mgodonal@hellermccoy.com)*

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Telephone: (860) 848-1248

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June 10, 2024

Ms. Anne Elizabeth Baron  
P.O. Box 236  
Gales Ferry, CT 06335-0236

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

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Ms. Anne Elizabeth Baron  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

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***Attorneys at Law***

***736 Norwich-New London Turnpike***

***Uncasville, Connecticut 06382***

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*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

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June 10, 2024

Mr. Arthur J. Maurice  
Mrs. Rebecca D. Maurice  
1567 Route 85  
Oakdale, CT 06370

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

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Mr. Arthur J. Maurice  
Mrs. Rebecca D. Maurice  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

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***Attorneys at Law***

***736 Norwich-New London Turnpike***

***Uncasville, Connecticut 06382***

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June 10, 2024

Mrs. Lori A. Loughlin  
Mr. Farrell D. Loughlin  
846 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

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Mrs. Lori A. Loughlin  
Mr. Farrell D. Loughlin  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

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Telephone: (860) 848-1248

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June 10, 2024

Mr. Keith W. Gomes  
850 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

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Mr. Keith W. Gomes  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

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***Attorneys at Law***

***736 Norwich-New London Turnpike***

***Uncasville, Connecticut 06382***

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June 10, 2024

The Past, LLC  
1650 Route 85  
Oakdale, CT 06370

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

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The Past, LLC  
June 10, 2024  
Page 2 of 2

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Harry B. Heller

Enclosures  
HBH/rmb

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***Uncasville, Connecticut 06382***

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*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

St. John Ukrainian Orthodox Church Corp.

1690 Route 85

Oakdale, CT 06370

Gentleperson

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St. John Ukrainian Orthodox Church Corp.  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
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Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Mr. Frank Crandall  
Mrs. Linda Crandall  
10 Daisy Hill Drive  
Oakdale, CT 06370

Gentleperson

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Mr. Frank Crandall  
Mrs. Linda Crandall  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

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HBH/rmb

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***Uncasville, Connecticut 06382***

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June 10, 2024

Mr. Roger L. Phillips  
Mrs. Linda F. Phillips  
1650 Route 85  
Oakdale, CT 06370

Gentleperson

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Mr. Roger L. Phillips  
Mrs. Linda F. Phillips  
June 10, 2024  
Page 2 of 2

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Harry B. Heller

Enclosures  
HBH/rmb

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*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Mr. Nicholas Allard  
Mrs. Sarah Allard  
1713 Route 85  
Oakdale, CT 06370

Gentleperson

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Mr. Nicholas Allard  
Mrs. Sarah Allard  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

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*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

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June 10, 2024

Mr. Shawn M. Gaedeke

1707 Route 85

Oakdale, CT 06370

Gentleperson

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Mr. Shawn M. Gaedeke  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

# ***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)*

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*Mary Gagne O'Donal (mgodonal@hellermccoy.com)*

*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Ms. Mary Kilroy  
1701 Route 85  
Oakdale, CT 06370

Gentleperson

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Ms. Mary Kilroy  
June 10, 2024  
Page 2 of 2

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Harry B. Heller

Enclosures  
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***Uncasville, Connecticut 06382***

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*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Ms. Gladys J. Bond Trustee

41 Beckwith Road

Oakdale, CT 06370

Gentleperson

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Ms. Gladys J. Bond Trustee  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

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***Uncasville, Connecticut 06382***

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*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Mr. John R. Veal  
Mrs. Roberta M. Veal  
1677 Route 85  
Oakdale, CT 06370

Gentleperson

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Mr. John R. Veal  
Mrs. Roberta M. Veal  
June 10, 2024  
Page 2 of 2

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Harry B. Heller

Enclosures  
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*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

JNA Holdings LLC  
47 Lower Boulevard  
New London, CT 06320

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

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JNA Holdings LLC  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

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***Attorneys at Law***

***736 Norwich-New London Turnpike***

***Uncasville, Connecticut 06382***

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*Andrew J. McCoy (amccoy@hellermccoy.com)*

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Facsimile: (860) 848-4003

June 10, 2024

Mr. James P. Espinosa  
Bonnie Mangan, Esquire  
Westview Office Park,  
1050 Sullivan Avenue, Suite A3  
South Windsor, CT 06074

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

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Mr. James P. Espinosa  
Bonnie Mangan, Esquire  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

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Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Mr. James P. Espinosa  
1649 Route 85  
Oakdale, CT 06370-1714

Gentleperson

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Mr. James P. Espinosa  
June 10, 2024  
Page 2 of 2

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Harry B. Heller

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HBH/rmb

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June 10, 2024

1647 Route 85 Chesterfield, LLC

1647 Route 85

Oakdale, CT 06370

Gentleperson

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1647 Route 85 Chesterfield,LLC  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

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June 10, 2024

Cricket'S Corner LLC

1650 Route 85

Oakdale, CT 06370

Gentleperson

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Cricket'S Corner LLC  
June 10, 2024  
Page 2 of 2

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Harry B. Heller

Enclosures  
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***736 Norwich-New London Turnpike***

***Uncasville, Connecticut 06382***

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*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Mr. James G. Jones III  
Mrs. Mary G. Jones  
871 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

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Mr. James G. Jones III  
Mrs. Mary G. Jones  
June 10, 2024  
Page 2 of 2

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Harry B. Heller

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HBH/rmb

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Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Ms. Deborah McShane  
867 Chesterfield Road  
Oakdale, CT 06370-1804

Gentleperson

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Ms. Deborah McShane  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

# ***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)*

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*Mary Gagne O'Donal (mgodonal@hellermccoy.com)*

*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Ms. Wendy L. Niemi  
861 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

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Ms. Wendy L. Niemi  
June 10, 2024  
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Telephone: (860) 848-1248

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June 10, 2024

Mrs. Janet A. Allen  
Mr. Richard G. Treadway, Jr.  
857 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

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Mrs. Janet A. Allen  
Mr. Richard G. Treadway, Jr.  
June 10, 2024  
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HBH/rmb

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Telephone: (860) 848-1248

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June 10, 2024

Ms. Stephanie A. Korzeniewski

853 Chesterfield Road

Oakdale, CT 06370

Gentleperson

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Ms. Stephanie A. Korzeniewski  
June 10, 2024  
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Harry B. Heller

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Telephone: (860) 848-1248

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June 10, 2024

Mr. Edgar F. Alvis  
849 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

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Mr. Edgar F. Alvis  
June 10, 2024  
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Harry B. Heller

Enclosures  
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June 10, 2024

Mr. Lawrence Spellman

843 Chesterfield Road

Oakdale, CT 06370

Gentleperson

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Mr. Lawrence Spellman  
June 10, 2024  
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June 10, 2024

Ms. Toni L. Lilly  
837 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

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Ms. Toni L. Lilly  
June 10, 2024  
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June 10, 2024

Mr. Robert W. Forster  
831 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

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Mr. Robert W. Forster  
June 10, 2024  
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June 10, 2024

Mr. Eugene A. Hebert  
Mrs. Leasa Hebert  
827 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

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Mr. Eugene A. Hebert  
Mrs. Leasa Hebert  
June 10, 2024  
Page 2 of 2

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Harry B. Heller

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June 10, 2024

Mr. Peter J. Pollard  
Mrs. Stephanie Pollard  
811 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

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Mr. Peter J. Pollard  
Mrs. Stephanie Pollard  
June 10, 2024  
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Harry B. Heller

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June 10, 2024

Connecticut Light & Power Company

P.O. Box 270

Hartford, CT 061410-270

Gentleperson

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At the public hearing, any interested person may appear to voice his or her opinion either in favor of or in opposition to the zone change request. Written correspondence will also be accepted by the Planning and Zoning Commission. You are being provided with notice of the public hearing due to the fact that you have been identified as the owner of property which is located either within or within five hundred (500') feet of the proposed zone change area.

Connecticut Light & Power Company  
June 10, 2024  
Page 2 of 2

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I enclose herewith for your reference a copy of the Public Hearing Notice which will be published in The Day on June 11, 2024 and June 19, 2024. Should you require further information with respect to this application, you may contact either this office or the Montville Planning Department at (860) 848-8549.

Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

# ***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)*

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*Mary Gagne O'Donal (mgodonal@hellermccoy.com)*

*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Mr. Thomas Weeman  
787 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

Please be advised that this office represents Cricket's Corner LLC, with respect to an application for change of zoning district for properties located at 879 Chesterfield Road (owned by Cricket's Corner LLC) and 1665 Route 85 (owned by James P. Espinosa). The combined acreage of the two properties is approximately 29.48 acres of land. Our client has filed a Zone Change Application with the Town of Montville Planning and Zoning Commission for the change of the zoning district classification of these two (2) properties from the WRP-160 zoning district classification to the C-2 zoning district classification. The properties that are the subject of the zone change application are located within the arterial corridor of the Hartford-New London Turnpike (Connecticut Route 85), abut property owned by our client which is located in the C-2 Zoning District and most appropriately should be zoned in the C-2 Zoning District to foster increased economic development within the Route 85 corridor, consistent with the recommendations of the Montville Plan of Conservation and Development. The properties for which zoning district re-classification is requested are not located within the limits of the New London watershed and are therefore incorrectly zoned.

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Mr. Thomas Weeman  
June 10, 2024  
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Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

City of New London Water Department

15 Masonic Street

New London, CT 06320

Gentleperson

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City of New London Water Department  
June 10, 2024  
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City of New London Water Department  
June 10, 2024  
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Harry B. Heller

Enclosures  
HBH/rmb

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***Uncasville, Connecticut 06382***

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*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 10, 2024

Mr. David L. Miner Trustee  
Mrs. Lynne M. Miner, Trustee  
842 Chesterfield Road  
Oakdale, CT 06370

Gentleperson

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Mr. David L. Miner Trustee  
Mrs. Lynne M. Miner, Trustee  
June 10, 2024  
Page 2 of 2

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Very truly yours,

Harry B. Heller

Enclosures  
HBH/rmb

d01080503

**TOWN OF MONTVILLE  
NOTICE OF PUBLIC HEARING**

The Montville PZC will hold a public hearing on June 25, 2024 at 6 pm at Council Chambers, Montville Town Hall, 310 Norwich-New London Tpke, Uncasville, CT for the following applications: 24ZC3-Cricket's Corner (879 Chesterfield Rd & 1665 Route 85) (Parcel ID 005-015-00C/012-007-000) -Owner: Cricket's Corner LLC, Applicant: Roger L. Phillips and Rachel M. Belardo for proposed zoning map amendment from WRP-160 to C-2. At this public hearing, persons may be heard & written communications will be received. Meeting materials are on the Town of Montville Website at <https://www.townofmontville.org/form-repository/2021-planning-zoning-meeting-material/>  
Dated at Montville, CT this the 4th day of June, 2024.  
Sara Lundy, Chairperson





# Certificate of Mailing — Firm

Name and Address of Sender Heller, Heller & McCoy 736 Norwich-New London Turnpike Uncasville, Connecticut 06382		TOTAL NO. of Pieces Listed by Sender <b>55</b>	TOTAL NO. of Pieces Received at Post Office™ <b>55</b>	Affix Stamp Here Postmark with Date of Receipt
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		lift		

1.	Shashikant A. Patel Sangeeta Patel 1596 Route 85 Oakdale, CT 06370	.00	.00	
2.	Mr. Lauren D. Renaldi Mrs. Mary A. Renaldi 44 Laurel Point Drive Oakdale, CT 06370	.68	.58	
3.	Mr. Lauren D. Renaldi Mrs. Mary A. Renaldi 44 Laurel Point Drive Oakdale, CT 06370	.68	.58	
4.	Shashikant A. Patel Sangeeta Patel 1596 Route 85 Oakdale, CT 06370	.68	.58	
5.	The Past, LLC 1650 Route 85 Oakdale, CT 06370	.68	.58	
6.	The Chesterfield Fire Co. Inc. 1606 Route 85 Oakdale, CT 06370	.68	.58	



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				Special Handling	Parcel Airlift



1.	The Chesterfield Fire Co. Inc. 1606 Route 85 Oakdale, CT 06370	.68	.58		
2.	The Chesterfield Fire Co. Inc. 1606 Route 85 Oakdale, CT 06370	.68	.58		
3.	Ms. Lorraine J. Mayer 1621 Route 85 Oakdale, CT 06370	.68	.58		
4.	Mr. Kevin Muldoon 1613 Route 85 Oakdale, CT 06370	.68	.58		
5.	Mr. Richard C. Cullen Mrs. Elyssa D. Cullen 467 Chesterfield Road Oakdale, CT 06370	.68	.58		
6.	Mr. Alanson Cummings 1607 Route 85 Oakdale, CT 06370	.68	.58		



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				Special Handling	Parcel Airlift



1.	Cricket's Corner LLC 1650 Route 85 Oakdale, CT 06370	.68	.58		
2.	Mr. Andrew Hary 875 Chesterfield Road Oakdale, CT 06370	.68	.58		
3.	Mr. James Kemnitz 889 Chesterfield Road Oakdale, CT 06370	.68	.58		
4.	Mr. Roger Hary 874 Chesterfield Road Oakdale, CT 06370	.68	.58		
5.	Selective Investments, LLC 89 Belle Woods Drive Glastonbury, CT 06033	.68	.58		
6.	Mr. Roger G. Hary Mrs. Linda B. Hary 874 Chesterfield Road Oakdale, CT 06370	.68	.58		





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1.	Selective Investments, LLC 89 Belle Woods Drive Glastonbury, CT 06033	.68	.58		
2.	State Of Connecticut Department Of Transportation 24 Wolcott Road Wethersfield, CT 06109	.68	.58		
3.	State Of Connecticut Department Of Transportation 24 Wolcott Road Wethersfield, CT 06109	.68	.58		
4.	Ms. Anne Elizabeth Baron P.O. Box 236 Gales Ferry, CT 06335-0236	.68	.58		
5.	Mr. Arthur J. Maurice Mrs. Rebecca D. Maurice 1567 Route 85 Oakdale, CT 06370	.68	.58		
6.	Mrs. Lori A. Loughlin Mr. Farrell D. Loughlin 846 Chesterfield Road Oakdale, CT 06370	.68	.58		



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1.	Mr. Keith W. Gomes 850 Chesterfield Road Oakdale, CT 06370	.68	.58		
2.	The Past, LLC 1650 Route 85 Oakdale, CT 06370	.68	.58		
3.	St. John Ukrainian Orthodox Church Corp. 1690 Route 85 Oakdale, CT 06370	.68	.58		
4.	Mr. Frank Crandall Mrs. Linda Crandall 10 Daisy Hill Drive Oakdale, CT 06370	.68	.58		
5.	Mr. Roger L. Phillips Mrs. Linda F. Phillips 1650 Route 85 Oakdale, CT 06370	.68	.58		
6.	Mr. Nicholas Allard Mrs. Sarah Allard 1713 Route 85 Oakdale, CT 06370	.68	.58		



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1.	Mr. Shawn M. Gaedeke 1707 Route 85 Oakdale, CT 06370	.68	.58		
2.	Ms. Mary Kilroy 1701 Route 85 Oakdale, CT 06370	.68	.58		
3.	Ms. Gladys J. Bond 41 Beckwith Road Oakdale, CT 06370	.68	.58		
4.	Mr. John R. Veal Mrs. Roberta M. Veal 1677 Route 85 Oakdale, CT 06370	.68	.58		
5.	JNA Holdings LLC 47 Lower Boulevard New London, CT 06320	.68	.58		
6.	Mr. James P. Espinosa c/o Bonnie Mangan, Esquire Westview Office Park, 1050 Sullivan Avenue, Suite A3 South Windsor, CT 06074	.68	.58		





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1.	Mr. James P. Espinosa 1649 Route 85 Oakdale, CT 06370-1714	.68	.58				
2.	1647 Route 85 Chesterfield, LLC 1647 Route 85 Oakdale, CT 06370	.68	.58				
3.	Cricket's Corner LLC 1650 Route 85 Oakdale, CT 06370	.68	.58				
4.	Mr. James G. Jones Mrs. Mary G. Jones 871 Chesterfield Road Oakdale, CT 06370	.68	.58				
5.	Ms. Deborah McShane 867 Chesterfield Road Oakdale, CT 06370-1804	.68	.58				
6.	Ms. Wendy L. Niemi 861 Chesterfield Road Oakdale, CT 06370	.68	.58				



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1.	Ms. Janet A. Allen Mr. Richard G. Treadway, Jr. 857 Chesterfield Road Oakdale, CT 06370	.68	.58			
2.	Ms. Stephanie A. Korzeniewski 853 Chesterfield Road Oakdale, CT 06370	.68	.58			
3.	Mr. Edgar F. Alvis 849 Chesterfield Road Oakdale, CT 06370	.68	.58			
4.	Mr. Lawrence Spellman 843 Chesterfield Road Oakdale, CT 06370	.68	.58			
5.	Ms. Toni L. Lilly 837 Chesterfield Road Oakdale, CT 06370	.68	.58			
6.	Mr. Robert W. Forster 831 Chesterfield Road Oakdale, CT 06370	.68	.58			





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1.	Mr. Eugene A. Hebert Mrs. Leasa Hebert 827 Chesterfield Road Oakdale, CT 06370	.68	.58		
2.	Mr. Peter J. Pollard Mrs. Stephanie Pollard 811 Chesterfield Road Oakdale, CT 06370	.68	.58		
3.	Connecticut Light & Power Company P.O. Box 270 Hartford, CT 061410-270	.68	.58		
4.	Mr. Thomas Weeman 787 Chesterfield Road Oakdale, CT 06370	.68	.58		
5.	City of New London Water Department 15 Masonic Street New London, CT 06320	.68	.58		
6.	City of New London Water Department 15 Masonic Street New London, CT 06320	.68	.58		

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1.	Mr. David L. Miner, Trustee Mrs. Lynne M. Miner, Trustee 842 Chesterfield Road Oakdale, CT 06370	.68	.58			
2.		.68	.58			
3.		.68	.58			
4.		.68	.58			
5.		.68	.58			
6.		.68	.58			