



October 25, 2024

Meredith Badalucca, Assistant Planner
Land Use and Development Department
Montville Town Hall
301 Norwich-New London Turnpike
Uncasville, CT 06382

**RE: Resubdivision Application
Proposed 1-Lot Resubdivision of 958 Route 163
958 Route 163 (MBL: 046-008-000)
Montville, Connecticut 06370
Project Number: 22109402**

Dear Ms. Badalucca:

On behalf of the Applicant, The Nevar Company (Attn: Dean Fiske), Solli Engineering (Solli) is pleased to submit this Resubdivision Application for the property at 958 Route 163, Montville CT, 06370 (MBL: 046-008-000). It is the intent of the Nevar Company to subdivide the subject property into two lots (Lot 1 & Lot 2). Lot 1 is approximately 12.2 acres and is comprised of the existing residential dwelling, access, and land containing wetlands features to the north. Lot 2 is approximately 18.5 acres and is comprised of existing farmland to the east and wooded, undeveloped land to the west and south. A 0.99-megawatt solar photovoltaic array was approved under Petition No. 1601 by the Connecticut Siting Council on May 10, 2024. The solar array is proposed to be located entirely within the limits of Lot 2 and will comply with bulk zoning requirements.

Solli has been hired by The Nevar Company and the Owner, TA CT Holdings LLC, a Delaware limited liability company, to act as the authorizing agent for all application material and coordination with the Town of Montville staff and reviewing agencies regarding this resubdivision application. Solli has prepared the following documents in support of this application and has provided fourteen copies of each documents per the requirements set forth in the *Subdivision Review Checklist* and *Town of Montville Subdivision Regulations*.

- Cover Letter (14 Copies)
- Letter of Authorization from Property Owner (14 Copies)
- Subdivision/Resubdivision Application (14 Copies)
- Subdivision Review Checklist (14 Copies)
- Project Narrative Memorandum (14 Copies)
- Estimate of E&S Improvements (14Copies)
- Check for \$610 (Application Fee: \$50.00 per Lot + Public Hearing Fee)
- Resubdivision Plan Set (14 Copies; 24" 36")

Please review the submitted material at your earliest convenience and let us know if you have any questions or comments. We look forward to working with you and the Planning Board in processing this application.

Sincerely,
Solli Engineering, LLC

A handwritten signature in blue ink, appearing to read 'C. Burch'.

Casey J. Burch / Senior Project Manager

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