

Town of Montville
Office of Land Use and Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

VIA CERTIFIED MAIL

May 28, 2025

Ellen Bartlett, PE
Green Site Design, LLC
317 Main Street
Norwich, CT 06360

**RE: 24 SITE 3 – 1492 Route 85 (005-027-000) – Site plan renewal per ZR Section
4.11.11.3.2.c - Owner/Applicant: Jeff Daniels**

Dear Ms. Bartlett:

The Montville Planning and Zoning Commission, at its regular meeting on May 27, 2025, APPROVED the renewal of application number 24SITE3 for 1492 Route 85, for 5 years in accordance with Zoning Regulation Section 4.11.11.3 2. C. to expire on July 9, 2030 and removed the requirement of a permanent physical barrier between 1492 and 1502 Route 85 with the condition that easement documents be provided for review and approval. All other previously approved conditions and modifications of 24SITE3 shall remain in effect and shall be met.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Assistant Planner

cc. Doug Colter, C.F.M., Building Official
Paul Barnes, Fire Marshal
John Carlson, Public Works Director
Kristy Kupec, Assessor
Chief Blanchette & LT Radford, Montville Police Department
Alyssa Brochu, Uncas Health
Leonard Bunnell, Mayor

Certified Mail # 7016 1370 0001 0871 0118

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

RENEWAL OF APPLICATION: PZ #24 SITE 3

LOCATION: 1492 Route 85, Parcel ID: 005-027-000

OWNER/APPLICANT: Jeffery Daniels

REPRESENTATIVE(S): Ellen Bartlett, P.E., Green Site Design, LLC

PROJECT: Renewal of Application 24SITE3 per ZR Section 4.11.11.3 2. C.

DATE OF APPROVAL: May 27, 2025

COMMISSION ACTION:

APPROVE the renewal of application number 24SITE3 for 1492 Route 85, for 5 years in accordance with Zoning Regulation Section 4.11.11.3 2. C. to expire on July 9, 2030. All previously approved conditions and modifications of 24SITE3 shall remain in effect and shall be met.

APPROVE to remove the requirement of a permanent physical barrier between 1492 & 1502 Route 85 as stated on approved plan set entitled "Daniels & Sons Construction, LLC, 1492 Hartford-New London Turnpike, Montville, CT, Applicant/Owner, Jeffrey Daniels, Dated April 2024, Last Revised July 10, 2024 Prepared by Green Site Design LLC", with the condition that easement documents be provided for review and approval.



Meredith Badalucca
Assistant Planner
Department of Land Use & Development