

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

Seamus Moran, P.E.
H+H Engineering Associates, LLC
232 Greenmanville Avenue, Suite 201
Mystic, CT 06355

**RE: 25 SUB 2 – Modification of 22 SUB 3 East Lake Road (007-035-000) 8 lot
subdivision - Owner/Applicant: Sunmar/RAF Builders, LLC**

Dear Mr. Moran:

The Montville Planning and Zoning Commission, at its regular meeting on May 27, 2025, APPROVED WITH CONDITIONS the above-referenced application (25 SUB 2) for a modification to approved 8-lot subdivision, application number 22 SUB 3, approved on July 26, 2022 for East Lake Road Parcel ID: 007-0035-000 in that the application, supporting documents and a plan set entitled "Subdivision Modification, Property Address: East Lake Road & Fire Street, Montville, CT 06370, Prepared for SUNMAR/RAF Builders, LLC, 285 Old Colchester Road, Uncasville, CT 06382, Dated 3/28/25, Revised 4/22/2025." comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

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 0132

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: PZ #25 SUB 2

ORIGINAL PROPERTY ADDRESS: 007-035-000 East Lake Rd & Fire Street

OWNER/APPLICANT: Sunmar/RAF Builders, LLC

REPRESENTATIVE(S): Seamus Moran, P.E. (H+H Engineering Associates, LLC)

PROJECT: Modification to approved 8-lot subdivision, application number 22 SUB 3, relocation of drainage improvements on Lot 7

DATE OF APPROVAL: May 27, 2025

COMMISSION ACTION: APPROVE with conditions, Application 25 SUB 2 for a modification to approved 8-lot subdivision, application number 22 SUB 3, approved on July 26, 2022 for East Lake Road Parcel ID: 007-0035-000 in that the application, supporting documents and a plan set entitled "Subdivision Modification, Property Address: East Lake Road & Fire Street, Montville, CT 06370, Prepared for SUNMAR/RAF Builders, LLC, 285 Old Colchester Road, Uncasville, CT 06382, Dated 3/28/25, Revised 4/22/2025." comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

CONDITIONS:

Conditions prior to endorsement of final plans:

1. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
2. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
3. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
4. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.
5. Bond in the amount of \$39,209.50 shall be posted.

General conditions:

6. Approved Perpetual Drainage Easement and Right to Drain and the approved Quit Claim Deed shall be filed on the Land Records with the final endorsed mylars.
7. Three (3) sets of paper plans along with mylars that include any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
8. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.
9. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.

Conditions prior to issuance of Zoning Permit for individual lot development:

10. Prior to the issuance of a zoning permit for lot 7, all drainage work shall be completed and as-built plans certified to Class A-2 accuracy shall be submitted. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plan. Any deviations or omissions must be noted.



Meredith Badalucca
Assistant Planner
Department of Land Use & Development