

# **HELLER, HELLER & McCOY**

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June 25, 2025

Town of Montville Land Use Department  
Attn: Mrs. Meredith Badalucca, Assistant  
Planner  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

Re: Application of Rand-Whitney Realty LLC  
Proposed Trailer Storage Facility  
375 Maple Avenue and Route 163 Montville, Connecticut

Dear Meredith:

Pursuant to the provisions of Section 17.5 of the Montville Zoning Regulations, Rand-Whitney Realty LLC hereby requests that the Town of Montville Planning and Zoning Commission not require compliance with the provisions of Section 17.4.8 of the Zoning Regulations with respect to areas of the property located at and known as Route 163, Montville, Connecticut which are remote from the area in which the proposed trailer storage facility is being sited.

The site plan submitted with the site plan review application evidences the fact that the construction of the proposed trailer storage facility will occur entirely on the parcel known as 375 Maple Avenue, Montville, Connecticut, with a portion of the access drive interconnection to discontinued Robertson Road occurring at the westerly periphery of the parcel bearing no street number and known simply as "Route 163", Montville, Connecticut. The Route 163, Montville, Connecticut parcel is a large parcel of land and accommodates, inter alia, Rockland Pond.

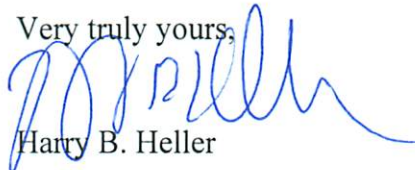
The Applicant is proposing to provide the requested information with respect to the southerly abutters along both sides of Maple Avenue extending from the westerly periphery of the project area easterly to Robertson Road as well as with respect to the property owned, now or formerly by Joyce E. Scott, which abuts the project area to the west.

The provision of the information required by Section 17.4.8 of the Zoning Regulations with respect to other parcels which abut the Route 163, Montville, Connecticut parcel is burdensome

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and provides no probative information for consideration by the Planning and Zoning Commission as those properties are remote from the project area.

Very truly yours,



Harry B. Heller

HBH/rmb  
Enclosures

Cc: Mr. Kyle Haubert  
Mr. William J. Pieniadz