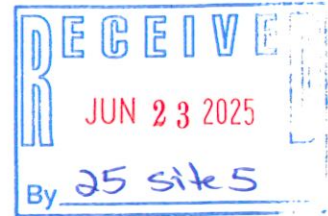


REVISED: JUNE 20, 2025

Town of Montville Planning & Zoning Commission
Site Plan or Special Permit Application



- Site Plan Number _____ Plan Date _____
- Special Permit Fee paid _____ Revision _____

Assessors Map 031 Lot 015-000 and 019-000
 Project Address 375 Maple Avenue and Route 163, Montville, Connecticut

Name of Applicant Rand-Whitney Realty LLC
 Address of Applicant 370 Route 163, P.O. Box 336, Montville, CT 06353
 Project Name Industrial Trailer Storage Facility
 Tel # (860) 848-9100 Cell# (860) 383-9143
 Fax # n/a Email mariol@rwc.com
 Name of Property Owner Rand-Whitney Realty LLC
 Name of Attorney Harry B. Heller, Esquire; Heller, Heller & McCoy
 Tel # (860) 848-1248 Cell# (860) 961-6073
 Fax # (860) 848-4003 Email hheller@hellermccoy.com
 Name of Engineer Darren Hayward, CLA Engineers, Inc.
 Tel # (860) 886-1966 Cell# N/A
 Fax # N/A Email darrenhayward@claengineers.com

Zoning District IND Lot Size 27.54 Total Acres 27.54
 Yes No **Regulated Wetlands** Acreage 13 +/- Permit Date Applied for
 Yes No Flood Plain Flood Hazard Area Not in project area
 Yes No A-2 Survey Name of Surveyor Richard A. Deschamps, Advanced Surveys, LLC
 Building size N/A s.f. Building height N/A
 Number of acres to be disturbed 4.4 acres
 Applicable Zoning Regulation(s) 13.2.1 (accessory use), 13.9, 17 and 18.3.14
 Project description Relocation of unauthorized Town of Montville stormwater drainage system and creation of parking area for industrial trailers containing 61 parking spaces and an access drive interconnecting to discontinued Robertson Road, which is owned by the Applicant.

- This project will use: N/A
- Septic system Municipal sewer
 - Individual well Public water supply well SCWA well Municipal water
- Yes No This project is located in a **Public Water Supply Watershed**
- Yes No This project has received approval from the Uncas Health District
- Yes No This project has received approval from the appropriate Water Authority

**** Attach Copy of All Approvals**

Yes No This project requires a State General Stormwater Quality Permit.
 Registration # _____
 Yes No This project requires a permit from the Army Corps of Engineers.
 Yes No This project requires a Water Diversion Permit.
 Yes No This project requires a Dam Permit.
 Yes No This property is subject to a Conservation Restriction and/or a
 Preservation Restriction. If yes, attach a copy of certified notice.
 Yes No Drainage calculations submitted:
 Date 6/2/2025 Rev. date _____ Rev. date _____

Yes No This project requires a OSTA (Office of State Traffic Commission)
 Permit.
 Yes No This project requires a DOT Encroachment Permit.
 N/A Yes No The plan has been submitted to the DOT District 2 Office.
 Number of parking spaces provided 61
 Number of vehicle trips per day generated by this project No net new trips
 Yes No A determination of applicability of of the following Zoning Regulations
 Sections _____

Signature of Applicant Rand-Whitney Realty LLC Date 6/20/2025
 Signature of Owner [Signature] Date 6/20/2025
 By: Harry B. Heller, its Authorized Agent

OFFICE USE ONLY

Review	Date Sent	Date Received
Town Engineer		
Uncas Health District		
Fire Marshal		
Building Official		
Mayor		
WPCA		
DOT District 2		
N.L. Water		
Other		

Date of Receipt _____ Date of Public Hearing _____ Date Hearing Closed _____
 Date of Extension #1 _____ Date of Extension # 2 _____ Terminal Date _____