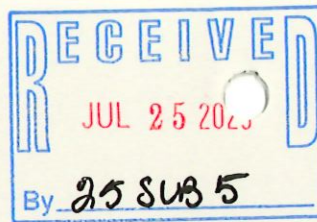


**Geraghty &
Bonnano, LLC**
Attorneys at Law



MICHAEL S. BONNANO
JOHANNA McCORMICK
PAUL M. GERAGHTY*
MARK A. DUBOIS†
WILLIAM J. RIORDAN

*Also Admitted in New York
† Board Certified, Trial Advocate

July 25, 2025

Montville Planning & Zoning Commission
310 Norwich-New London Tpke
Uncasville, CT 06382

Montville Inland Wetlands Commission
310 Norwich-New London Tpke
Uncasville, CT 06382

Re: 136,154 & 158 Fitch Hill Road

Dear Gentleperson:

Description of the Project.

This firm represents the Estate of Helen Romano, who initially owned the above parcels. At some point in the past Ms. Romano carved off and sold two parcels, being lots 37-1 and 37-2 on the assessor's map. No approvals were apparently sought for this and thereafter the town issued and approved construction of a single-family home on lot 37-1. Lots 37-1 and 37-2 are owned by Eric and Tiffany Walls. This application is seeking to correct the prior transfers and legalize all three lots.

Enclosed are two applications for the properties; one for subdivision approval and the second for a determination by the IWC that there is no activity proposed for lots 37-1 and 37-2 in the wetlands or upland review area.

With regard to the application no new construction or activity is being proposed. However, as you know in order to receive approval for lot 37-2, we must demonstrate that the construction of a house is feasible, which includes both well and septic. Lots 37 and 37-2 are presently vacant and no new construction is proposed as part of this application. That being said

the plans demonstrate that a house on either lot can meet all the zoning, building and health codes. The plans show a construction sequence for the lot.

My client is requesting a waiver of the erosion and sediment control plans and the drainage report requirement since the parcels are either not being developed or already are developed. Moreover, the plans do show the existing drainage on the properties. Since no new construction is proposed we are also seeking a waiver of the bond requirement.

The documents included are:

1. 3 for size Site Plan consisting of three (3) pages dated May 14, 2025 for each commission.
2. 10 11x17 size plans for the IWC and 15 copies of the site plan in 11 x 17 size for the PZC.
3. Wetlands report dated February 13, 2025.
4. Septic approval from Uncas Health dated July 7, 2025.
5. DEEP Inland Wetlands Reporting Form.
6. Consent of owners.
7. Abutters list.
8. Subdivision Application
9. Inland Wetlands Application.

A PDF copy of all of the above will be sent as well.

Sincerely,

Paul Geraghty, Esq.

Cc Clients w/o enc

James Bernardo, P.E. L.S. w/o enc.