

From: [Meredith Badalucca](#)
To: closings@yonalaw.com; [Mike Desautels](#); [Brian Florek](#)
Cc: [Stacy Radford](#); [Sherry Pollard](#)
Subject: RE: Fw: 25 SUB 4 - 257 Chesterfield Road
Date: Tuesday, August 26, 2025 12:28:33 PM

Good afternoon,

I just spoke with the Town Attorney, Rich Cody and he stated that 257 Chesterfield Road and 197 Chesterfield Road will need to be searched. Please note, that 197 Chesterfield Road was created without re-subdivision approval through the Planning and Zoning Commission.

The town will need a clear title to the drainage easement area.

Regards,

Meredith Badalucca, CZEO

Assistant Planner
Town of Montville
310 Norwich New London Turnpike
Uncasville, CT 06382
860-848-6779

From: Stacy Radford <sradford@montville-ct.org>
Sent: Tuesday, August 26, 2025 11:53 AM
To: Meredith Badalucca <mbadalucca@montville-ct.org>
Subject: FW: Fw: 25 SUB 4 - 257 Chesterfield Road

From: Sherry Desloges <closings@yonalaw.com>
Sent: Tuesday, August 26, 2025 11:42 AM
To: Mike Desautels <desautels_mike@yahoo.com>; Sherry Pollard <spollard@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>
Subject: Re: Fw: 25 SUB 4 - 257 Chesterfield Road

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See updated Drainage easement adding the words "use and" in paragraph 1 line 3 as requested.

What is the address we are doing the title search for?

My client has a recorded warranty deed for 197 Chesterfield which is the property he owns.

Please advise as soon as possible.

On Tue, Aug 26, 2025 at 11:03 AM 'Mike Desautels' via Closings <closings@yonalaw.com> wrote:

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Tuesday, August 26, 2025, 10:38 AM, Brian Florek <bflorek@FlorekSurveyingLLC.com> wrote:

Mike,

This comment is for your attorney that prepared the drainage easement.

Brian

From: Meredith Badalucca <mbadalucca@montville-ct.org>
Sent: Tuesday, August 26, 2025 10:34 AM
To: Mike Desautels <desautels_mike@yahoo.com>; Brian Florek <bflorek@FlorekSurveyingLLC.com>
Cc: Sherry Pollard <spollard@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>
Subject: 25 SUB 4 - 257 Chesterfield Road

Comments provided from Town Attorney Rich Cody verbally as their email system is not currently working.

Title to drainage easement shall be free & clear of all encumbrances and the developer must demonstrate by a certificate of title or title insurance policy subject to Town Attorney satisfactory review and approval.

Deed shall be a full warranty deed.

Edit to drainage easement: Add the word “use and” in front of maintenance on paragraph 1, line 3.

Regards,

Meredith Badalucca, CZEO

Assistant Planner

Town of Montville

310 Norwich New London Turnpike

Uncasville, CT 06382

860-848-6779

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Sherry Desloges, Paralegal for



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