

Subdivision/Resubdivision Application

Assessors Map 23 Lot 63 Acres 19.47+- Zoning District R-20 # Of lots 23
Project address: 47 Sharp Hill Road Subdivision Name Evergreen Hills

Resubdivision only:
Name of original Subdivision Carol Drive - Bruce R. Duchesneau
Date of Commission Approval October 2016

Property owner name: R&N Holding Company, LLC
Property owner address: PO Box 246, West Mystic, CT 06388

Applicant name: Mt. Kineo Builders, LLC
Applicant address: PO Box 246, West Mystic, CT 06388
Tel # --- Cell # (860) 705-9299
Fax # --- Email mtkineobuilders@att.net

Engineer name: H+H Engineering Associates, LLC / Boundaries LLC
Tel # 860-980-8008 / 860-376-2006 Cell # 413-579-4488 / 860-334-5418
Fax # --- Email smoran@hh-engineers.com / jfaulise@bouondariesllc.net

Attorney name: William R. Sweeney, Esq.
Tel # (860) 447-0335 Cell # ---
Fax # (860) 442-3469 Email wrsweeney@tcors.com

- Regulated wetlands yes no
- Public water supply watershed yes no
- Community well system yes no
- Flood Hazard Area yes no Flood zone n/a
- Municipal water yes no
- Individual well yes no
- Subsurface sewage disposal yes no
- Municipal sewer yes no
- Coastal Management Area yes no
- Ct General Stormwater
- Quality Permit yes no
- Army Corps of Engineers yes no
- Water diversion permit yes no
- Dam permit yes no
- Subject to a conservation restriction and/or a preservation restriction
 yes no
- Office of State Traffic Commission (OSTA) Permit
 yes no
- DOT encroachment permit yes no
- Waiver(s) requested yes no Regulation section(s) _____

Erosion & sediment control bond \$ TBD
Performance/Road bond \$ TBD

September 4, 2025

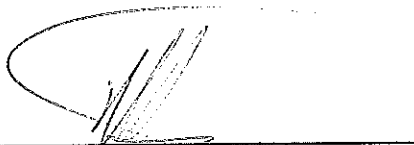
Town of Montville
Planning and Zoning Commission
310 Norwich-New London Tpke.
Uncasville, CT 06382

RE: Owner & Applicant's Agent Authorization for Land Use Permitting

To Whom it May Concern;

I, Rob Hohlfelder of Mt. Kineo Builders, LLC and R&N Holding Company, LLC, owner of 47 Sharp Hill Road, do hereby authorize the firm of Boundaries, LLC and William R. Sweeney, Esq. to act on our behalf before the Town of Montville Planning and Zoning Commission (PZC) for a proposed 23-Lot Resubdivision on property located at 47 Sharp Hill Road, Montville, Connecticut as depicted on a plan entitled "Resubdivision Plans, 23-Lot Residential Resubdivision, 47 Sharp Hill Road, Montville, Connecticut 06382, Prepare for Mt. Kineo Builders, LLC, Date: July 10, 2025, Revised: August 15, 2025" prepared by Boundaries, LLC and H+H Engineering Associates, LLC.

Sincerely,



Rob Hohlfelder
Mt. Kineo Builders, LLC/R&N Holding Company, LLC
P.O. Box 246
West Mystic, CT 06388

**47 Sharp Hill Road Resubdivision Application Supporting Submission Materials
Evergreen Hills - Prepared For Mt. Kineo Builders, LLC**

<u>Document Title</u>	<u>Date</u>
Resubdivision Application (17 Copies)	9/5/2025
Resubdivision Plans - Full Size (3 Copies)	9/5/2025
Subdivision Review Checklist (17 Copies)	9/5/2025
Erosion & Sedimentation Control Checklist (17 Copies)	9/5/2025
Agent Authorization (17 Copies)	9/5/2025
Abutter's List (17 Copies)	9/5/2025
Stormwater Management Report (2 Copies)	9/5/2025
Submission Materials List (17 Copies)	9/5/2025
Will Serve Correspondence from Town of Montville WPCA	10/1/2024
Application Fee Check No. 72687 in the amount of \$1,660	9/5/2025

- All existing buildings, pipe markers and any other physical evidence concerning property boundaries. When new markers are established, they shall be referenced to established points of the Connecticut Coordinate System, unless the applicant can show, in writing and to the satisfaction of the Commission, that such reference would be an unreasonable hardship because of distance or topographic problems.
- Locations of all existing and proposed easements, rights-of-way, drainage rights and open spaces.
- Location of street rights-of-way, bearings, curve data, including arc length, radii and central angles, street names, pavement widths, stations along center lines at 100-foot intervals, and locations of sidewalks and street pavement within the rights-of-way.
- The proposed name of each street. Street names shall be substantially different so as not to be confused in sound and spelling with present names in the town, except that streets that join or are in alignment with streets on abutting or neighboring property shall bear the same name.
- Contour lines at five-foot intervals. Elevations shall be referenced to U. S. Geological survey datum.
- Locations of proposed property line monuments and markers (monuments at front corner of lots).
- Show location of base flood (100-year storm) elevation data for that portion of the subdivision located within "A Zones" on the flood hazard boundary map or Flood Insurance Rate Map for Montville.
- Signature blocks shall be located along the right border of the plan. Refer to the subdivision regulations for all required signatures and statements.
- Where applicable, a construction plan as specified in the subdivision regulations.
- Erosion and sediment control plan in conformance with standards prescribed in erosion and sedimentation control handbook of the Soil Conservation Service and the Subdivision Regulations. Plan should be designated on sheet including construction plans, where applicable.
- Deep test pits and percolation test holes in tabular form on plan; including date tests were witnessed by Health Director's Agent and who witnessed same.
- Locations of proposed principal buildings, driveways, water supplies and sewerage disposal systems shall be shown on all lots containing wetlands, water courses, slopes in excess of ten percent, ledge outcrops or shallow to bedrock soils in order to permit the Commission to determine that the proposed lot can accommodate the intended use.
- Location of proposed underground utilities. The Commission may approve above ground locations where physical conditions make underground installation impractical.
- All road, sewer, and drainage design must conform to Town specifications. Please refer to the Subdivision Regulations to insure that your application meets all applicable design requirements.

- Inland wetlands boundaries.
- FEMA identified floodplains, floodways and State established stream channel encroachment lines.
- Streams, lakes, ponds, drainage ways, dams.
- Existing vegetation.
- Tidal wetland boundaries and coastal resource limits (e.g. mean high water, shellfish beds, submerged aquatic vegetation, CAM boundary).
- Public water supply watershed, wellheads or aquifer boundaries (when available).

Drainage Patterns

- Existing and planned drainage patterns (including offsite areas).
- Size of drainage areas.
- Size and location of culverts and storm sewers (existing and planned).
- Size and location of existing and planned channels or waterways.
- Major land uses of surrounding areas.

Road and Utility Systems

- Planned and existing roads and buildings with their location and elevations.
- Access roads: temporary and permanent.
- Location of existing and planned septic systems.
- Location and size of existing and planned sanitary sewers.
- Location of other existing and planned utilities, telephones, electric, gas, drinking water wells, etc.

Clearing, Grading, Vegetation Stabilization

- Areas to be cleared, and sequence of clearing.
- Disposal of cleared material (off-site and on-site).
- Areas to be excavated or graded, and sequence of grading or excavation.
- Areas and acreage to be vegetatively stabilized (temporary and/or permanent).
- Planned vegetation with details of plants, seed, mulch, fertilizer, planting dates, etc.

Erosion & Sediment Control Drawing

- Location of E&S measure on site plan drawing with appropriate symbol.
- Construction drawings and specifications for measures.
- Maintenance requirements of measures during construction of project.
- Person responsible for maintenance during construction of project.
- Maintenance requirements of permanent measures after project completion.
- Organization or person responsible for maintenance of permanent measures having the authority to maintain and upgrade control measures as designed or as needed to control erosion and sedimentation.
- Handling of emergency situations (e.g. severe flooding, rains or other environmental problems).
- If not provided in the narrative, the information listed in checklist for **NARRATIVE**.

**47 Sharp Hill Road Abutter's List
Prepared For Mt. Kineo Builders, LLC**

<u>Owner(s)</u>	<u>Property Address</u>	<u>Mailing Address</u>
Nathan McKelvey & Katherine E. McKelvey	39 Sharp Hill Rd	39 Sharp Hill Rd, Uncasville, CT 06382
Bruce R. Duchesneau & Lisa A. Duchesneau	45 Sharp Hill Rd	45 Sharp Hill Rd, Uncasville, CT 06382
Kimberly A. Bennett	55 Sharp Hill Rd	55 Sharp Hill Rd, Uncasville, CT 06382
Betty Ann Dessert	59 Sharp Hill Rd	59 Sharp Hill Rd, Uncasville, CT 06382
Matthew B. Smith	11 Carol Dr	11 Carol Dr, Uncasville, CT 06382
James M. Westall & Joanne Westall	15 Carol Dr	15 Carol Dr, Uncasville, CT 06382
Elizabeth E. Knoche	21 Carol Dr	21 Carol Dr, Uncasville, CT 06382
Heidi Schlunz	25 Carol Dr	9 Jackman Rd, Amston, CT 06231
David Redston & Lori Redston	29 Carol Dr	29 Carol Dr, Uncasville, CT 06382-2007
James P. Cascio	33 Carol Dr	33 Carol Dr, Uncasville, CT 06382
Tomas Felipe Buitrago	37 Carol Dr	37 Carol Dr, Uncasville, CT 06382
Cody E. Demichele & Jessica A. McWilliam	41 Carol Dr	41 Carol Dr, Uncasville, CT 06382-2007
Kristopher Sprague	45 Carol Dr	45 Carol Dr, Uncasville, CT 06382
Matthew R. Dimarco & Nicole Thibeault	49 Carol Dr	49 Carol Dr, Uncasville, CT 06382
AJ Scott Whitten & Kimberly Mae Whitten	53 Carol Dr	53 Carol Dr, Uncasville, CT 06382
Daniel Conroy	56 Carol Dr	56 Carol Dr, Uncasville, CT 06382
Simon Xie & Sanni Sit	57 Carol Dr	1685 86th St, Brooklyn, NY 11214
Kudzia Family Trust	550 Route 163	5814 West Heverly Dr, Portage, MI 49024
Kevin G. McCarthy & Darlene A. McCarthy	392 Maple Ave	392 Maple Ave, Uncasville, CT 06382
Advanced Associates LLC	410 Maple Ave	410 Maple Ave, Uncasville, CT 06382
GHP LLC C/O David Waddington	430 Maple Ave	140 Route 32, North Franklin, CT 06254

John Faulise

From: Derek Albertson <dalbertson@montville-ct.org>
Sent: Tuesday, October 01, 2024 2:16 PM
To: David McKay
Subject: Will Serve Letter

Dave. Consider this a will serve for the proposed residential development along Sharp Hill Road. The Montville WPCA sewerage system has the capacity to serve 25 single family residences at 47 Sharp Hill Road. Our public water is not available in this area. Derek

Derek J. Albertson

Superintendent

CTDEEP Operator IV (Treatment)/NEWEA Operator IV (Collections)

M.A., Public Administration / B.S., Geology

860.886.3666 / dalbertson@montville-ct.org

