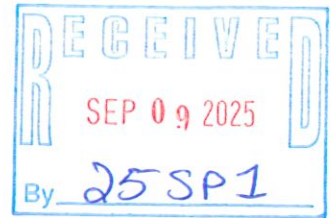


**Town of Montville Planning & Zoning Commission
Site Plan or Special Permit Application**



Site Plan Number _____ Plan Date _____
 Revision _____
 Special Permit Fee paid \$510 _____
 Revision _____

Assessors Map 23 Lot 63
 Project Address 47 Sharp Hill Road

Name of Applicant R&N Holding Company, LLC - Rob Hohlfelder
 Address of Applicant PO Box 246, West Mystic, CT 06388
 Project Name Evergreen Hills Resubdivision
 Tel # _____ Cell# 860-705-9299
 Fax # _____ Email mtkineobuilders@att.net
 Name of Property Owner R&N Holding Company, LLC
 Name of Attorney William R. Sweeney, Esq.
 Tel # 860-447-0335 Cell# _____
 Fax # 860-442-3469 Email wrsweeney@tcors.com
 Name of Engineer H+H Engineering Assoc./Boundaries LLC
 Tel # 860-376-2006 Cell# _____
 Fax # 860-376-5899 Email jfaulise@boundariesllc.net
smoran@hh-engineers.com

Zoning District R-20 Lot Size 19.47 Total Acres 19.47
 Yes No **Regulated Wetlands** Acreage 0.07 Ac. Permit Date Aug. 2025
 Yes No Flood Plain Flood Hazard Area Zone X
 Yes No A-2 Survey Name of Surveyor Boundaries LLC
 Building size N/A s.f. Building height N/A
 Number of acres to be disturbed 4.65 Acres is anticipated for road and utilities
 Applicable Zoning Regulation(s) 9.3.2 Cluster subdivision
 Project description Proposed 23-Lot Subdivision with New Town Road
Lots will be served by public sewer and on-site wells.

This project includes the dedication of 8.63 Acres of Open Space.
 (See Attached Resubdivision Application)

This project will use:
 Septic system Municipal sewer
 Individual well Public water supply well SCWA well Municipal water

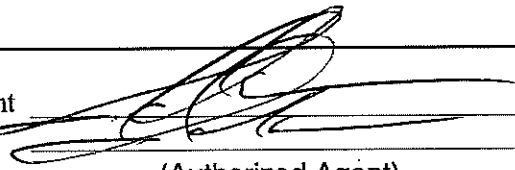
Yes No This project is located in a **Public Water Supply Watershed**
 Not Applicable Yes No This project has received approval from the Uncas Health District
 Not Applicable Yes No This project has received approval from the appropriate Water Authority

**** Attach Copy of All Approvals**

Will Serve Letter for Sanitary Connections attached.

- 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: (See attached Resubdivision Application)
Date _____ 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.
- Yes No The plan has been submitted to the DOT District 2 Office.
- Number of parking spaces provided N/A
- Number of vehicle trips per day generated by this project _____
- Yes No A determination of applicability of of the following Zoning Regulations Sections 9.3.2

Signature of Applicant _____ Date 9-8-25
 Signature of Owner  _____ Date 9-8-25
 (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 _____

September 4, 2025

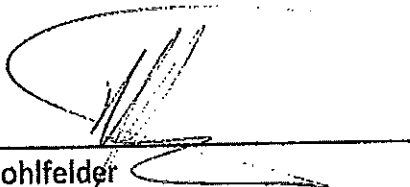
Town of Montville
Planning and Zoning Commission
310 Norwich-New London Tpke.
Uncasville, CT 06382

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,

A handwritten signature in black ink, appearing to read "Rob Hohlfelder", is written over a horizontal line. The signature is stylized and somewhat cursive.

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

**47 Sharp Hill Road Abutter's List
Prepared For Mt. Klineo 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 Bultrago	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

860.888.3686 / dalbertson@montville-ct.org

