

**ZONE CHANGE APPLICATION**

Name of Property Owner(s) 82 Maple Ave, LLC  
Address 542 Flanders Road, Oakdale, CT 09370 Tel # n/a Cell # (860) 857-5286  
Fax # n/a Email lbuild@sbcglobal.net

Name of Agent Heller, Heller & McCoy  
Address 736 Route 32, Uncasville, CT 06382 Tel # (860) 848-1248 Cell # (860) 961-6073  
Fax # (860) 848-4003 Email hheller@hellermccoy.com  
Location of Property to Be Rezoned 82 Maple Avenue, Montville, Connecticut

Assessor's Map and Lot Numbers Map 017 Lot 015-00A  
Size of Site 17.97 Acres 782,929 Square Feet  
Current Zone R-40 Proposed Zone R-20

Previous zone changes requested for this property? YES  NO   
Date of Request N/A

**State Reason for Zone Change**

To promote multi-family residential development within a zoning district classification which both allows multi-family dwelling units and is consistent with adjacent zoning. The proposal does not constitute spot zoning because it is neither small in size nor inconsistent with the comprehensive plan of the Town of Montville as expressed in the Zoning Map and Zoning Regulations and the Town of Montville Plan of Conservation and Development. The parcel has public water and public sewer available. The proposed zone change satisfies the six (6) evaluation criteria contained in the "Zone Change Evaluation Criteria" outline as enunciated by the Montville Land Use Department. I hereby certify that the information contained in this application is true and correct to the best of my knowledge. The undersigned hereby authorizes the Commission and its professional staff to enter upon the property contained within the proposed change if the applicant has the legal right to grant such access.

82 MAPLE AVE, LLC

Signed (Applicant/Agent) *Horace Lindo* Date 09/15/2025  
By: Horace Lindo, its Member  
82 MAPLE AVE, LLC

Signed (Owner) *Horace Lindo* Date 09/15/2025  
By: Horace Lindo, its Member