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September 15, 2025

Town of Montville Planning and Zoning
Commission
Attn: Mrs. Meredith Badalucca, Assistant
Planner
310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: 82 Maple Ave, LLC
82 Maple Avenue, Montville, Connecticut

Dear Meredith:

Please be advised that this office represents 82 Maple Ave, LLC, the owner of a 17.97 acre tract of land located at 82 Maple Avenue in the Town of Montville. Our client's property is abutted to the northwest by other land previously owned by an affiliate of our client which is designated in the R-20 Zoning District classification and has been approved by the Montville Planning and Zoning Commission for multi-family residential development. The subject property is abutted to the southeast by Interstate 395, a natural physical characteristic to demark a division line between zoning district classifications.

On behalf of our client, we hereby submit an application to the Town of Montville Planning and Zoning Commission for change of zoning district classification of this 17.97 acre parcel from the R-40 Zoning District to the R-20 Zoning District to render the same available for development for multi-family residential purposes. As will be presented at the public hearing on the zone change application, the application satisfies the six (6) criteria contained in the Zone Change Evaluation Criteria which have been specified by the Montville Land Use Department.

Submitted herewith and constituting the application for change of zoning district classification for this parcel are the following:

1. Original and nine (9) copies of the Zone Change Application.
2. Original and nine (9) copies of the Zone Change Checklist.
3. Authorization signed by the property owner and applicant authorizing the law firm of

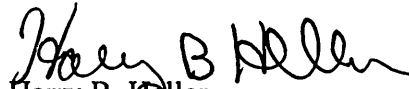
Heller, Heller & McCoy to represent its interests in all proceedings before the Town of Montville Planning and Zoning Commission with respect to the Zone Change Application.

4. Ten (10) prints of the property survey of the property proposed for rezoning entitled "Property Survey – Prepared For – Horace Lindo 82 Maple Avenue Montville Connecticut Sheet No.: 1 of 1 Job No.: 2022-271 Date: December 20, 2022 Revision No. 1. 1/16/25 Field Topography, Lidar Data, Etc. By: HES Scale: 1" = 60' File No.: 22-271_82_Maple_Ave_Rob Hellstrom Land Surveying LLC 61 Main Street – Suite G Hebron, Connecticut (860) 228-9853 Mailing Address: P.O. Box 378 Hebron, CT 06248 www.rhlst.com Email: hellstromsurveying@yahoo.com".
5. Ten (10) prints of the zone change map submitted with the application entitled "Zone Change Map 82 Maple Ave Prepared For Lindo Construction, LLC Montville, Connecticut Date: 9/10/25 Scale: 1" = 100' Sheet 1 of 1 Map No. 21-049-1AM" prepared by Wentworth Civil Engineers, LLC.
6. Ten (10) copies of the List of Property Owners owning property within 500 feet of any portion of the application parcel.
7. Our check in the amount of \$510.00 representing payment of the zone change application fee in the amount \$450.00 together with the State of Connecticut surcharge in the amount of \$60.00.

Request is hereby made that you place this matter on the next available agenda of the Town of Montville Planning and Zoning Commission for consideration. Request is further made that the Town of Montville Planning and Zoning Commission schedule a public hearing on the zone change application.

Should you have any questions or need any additional information, please feel free to contact the undersigned.

Very truly yours,


Harry B. Heller

HBH/rmb
Enclosures

Cc: Mr. Horace Lindo