

Town of Montville
Office of Land Use and Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

VIA CERTIFIED MAIL

September 24, 2025

John Faulise Jr., LS
Boundaries LLC
179 Pachaug River Drive
P.O. Box 184
Griswold, CT 06351

RE: 25 SITE 7 – 1080 Route 32 (086-004-000) Change in use to Auction Facility
Owner: Drive-In LLC, Applicant: Sammy P. Inc.

Dear John:

The Montville Planning and Zoning Commission, at its regular meeting on September 23, 2025, APPROVED WITH CONDITIONS the above-referenced application (#25SITE7) for a change in use to auction facility.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Assistant Planner

C. Doug Colter, C.F.M., Building Official
John Miegel, Deputy Fire Marshal
Kristy Kupec, Assessor
Leonard Bunnell, Mayor

Certified Mail # 7020 2450 0002 0306 3862

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: PZ #25 SITE 7
LOCATION: 1080 Route 32 (086-004-000)
OWNER: Drive-In LLC
APPLICANT: Sammy P Inc., Principal Sammy Piotrkowski
REPRESENTATIVE(S): John Faulise Jr., LS; Boundaries LLC
PROJECT: Change in Use to Auction Facility
DATE OF APPROVAL: September 23, 2025
COMMISSION ACTION: APPROVE with condition numbers 1-21 as indicated in the staff report dated September 22, 2025, Application 25 SITE 7 for a change of use of the existing building to an auction/sales space and use the site for an auction facility at 1080 Route 32 (086/004/000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Site Development Modification Plan, Prepared for Sammy P, Inc., 1080 Norwich – New London Turnpike (CT Route #32) – Montville, Connecticut, Dated September 2025, Revised 9/18/25, Prepared by Boundaries, LLC".

CONDITIONS:

General Conditions:

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
4. An approved Zoning Permit is required prior to the start of any work.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
6. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer. This shall include, storage of equipment to be auctioned.

Site Specific Conditions:

7. All landscaping shall be maintained post construction.
8. Site signage not shown on plan shall require an approved zoning permit prior to installation.
9. Accessible parking, the route from the accessible parking, striping, and any signage are regulated by the CT State Building Code.

Conditions to be met prior to signing of plans:

10. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.

11. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
12. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
13. A list outlining any changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.
14. Revise site plan to indicate correct size and location of temporary office trailer.

Conditions to be met prior to the issuance of zoning permits:

15. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
16. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.
17. A soil erosion & sediment control and Site Restoration bond shall be posted in the amount of \$20,000 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development. Please see note in staff report dated September 22, 2025.
18. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:

19. The temporary office trailer shall be removed prior to the issuance of the Certificate of Zoning Compliance and shall not be shown on the as-built plan.
20. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
21. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

Meredith Badalucca

Meredith Badalucca
Assistant Planner
Department of Land Use & Development