

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

Richard Deschamps, LS
Advanced Surveys, LLC
60 Terry Road
Griswold, CT 06351

RE: 25 SUB 6 – 71 Moxley Road (017-012-000) 2-lot Resubdivision
Owner/Applicant: Walter Wainwright Jr.

Dear Mr. Deschamps:

The Montville Planning and Zoning Commission, at its regular meeting/public hearing on September 23, 2025, APPROVED WITH CONDITIONS the above-referenced application (#25SUB6) for a 2-Lot Resubdivision. Enclosed is the Certificate of Notice of Decision.

The Applicant shall deliver the final mylar plans to the Land Use Department for review prior to obtaining final signatures. Mylars for the approved subdivision shall be filed on the Land Records in the Office of the Town Clerk on or before January 9, 2026. The Commission may extend the time for such filing for two additional periods of ninety (90) days and the plan shall remain valid until the expiration of such extended time.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badaluca
Assistant Planner
Department of Land Use and Development

C. Doug Colter, C.F.M., Building Official
John Meigel, Deputy Fire Marshal
Kristy Kupec, Assessor
John Carlson, Public Works Director
Alyssa Brochu, Uncas Health District
Leonard Bunnell, Mayor

Certified Mail # 7020 2450 0002 0306 3909

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
CERTIFICATE OF NOTICE OF DECISION**

APPLICATION: PZ #25 SUB 6
LOCATION: 71 Moxley Road (017-012-000)
OWNER/APPLICANT: Walter N. Wainwright, Jr.
REPRESENTATIVE(S): Richard Deschamps, LS; Advanced Surveys, LLC
PROJECT: 2-Lot Re-subdivision
DATE OF APPROVAL: September 23, 2025

COMMISSION ACTION: **APPROVE WITH CONDITIONS as follows:**

APPROVE with conditions number 1-10 as indicated in the staff report dated September 23, 2025, Application 25 SUB 6 for a 2 lot subdivision of 71 Moxley Road Parcel ID: 017-012-000 in that the application, supporting documents and a plan set entitled "Resubdivision Plan Prepared for Walter N. Wainwright, Jr., 71 Moxley Road, Montville, CT, Prepared by Advanced Surveys, LLC, Dated 5/2/25, Revised 8/7/25." comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

CONDITIONS:

Conditions prior to endorsement of final plans:

1. Shared driveway agreement shall be reviewed and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
2. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to endorsement of final plans.
3. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
4. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
5. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
6. A list outlining all changes to the plans, if any, shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

General conditions:

7. Three (3) sets of paper plans along with mylars that include any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
8. Shared Driveway Agreements shall be filed on the Land Records with the final endorsed mylars.
9. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.
10. 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.

Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.



Meredith Badalucca
Assistant Planner
Department of Land Use and Development