

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

Brian D. Florek, LS, CFS
Florek Surveying LLC
239 Shore Road
Waterford, CT 06385

RE: 25 SUB 4 – 257 Chesterfield Road (029-066-000) 4 lot Resubdivision
Owner: Zachary Cash Applicant: Michael Desautels

Dear Mr. Florek:

The Montville Planning and Zoning Commission, at its regular meeting/public hearing on September 23, 2025, APPROVED WITH CONDITIONS the above-referenced application (#25SUB4) for a 4-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 Badalucca
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
Ronald McDaniel, WPCA
Alyssa Brochu, Uncas Health District
Leonard Bunnell, Mayor

Certified Mail # 7020 2450 0002 0306 3893

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

APPLICATION: PZ #25 SUB 4
LOCATION: 257 Chesterfield Road (029-066-000)
APPLICANT: Michael Desautels
OWNER: Zachary Cash
REPRESENTATIVE(S): Brian Florek, LS; Florek Surveying
PROJECT: 4-Lot Re-subdivision
DATE OF APPROVAL: September 23, 2025

COMMISSION ACTION: APPROVE WITH CONDITIONS as follows:

APPROVE with conditions number 1-20 as indicated in the staff report dated September 19, 2025, Application 25 SUB 4 for a 4 lot re-subdivision of 257 Chesterfield Road Parcel ID: 029-066-000 in that the application, supporting documents and a plan set entitled "Desautel's Resubdivision, 257 Chesterfield Road, Montville, Connecticut, Parcel ID: 029066000, Dated June 10, 2024, Revised September 10, 2025" comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

CONDITIONS:

Conditions prior to endorsement of final plans:

1. Drainage Easement 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. Certificate of Title shall be reviewed and approved by the Town Attorney.
3. 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.
4. Drainage Easement granted to the Town of Montville shall be accepted by the Town Council.
5. Drainage Improvement Bond in the amount of \$9,500 shall be posted.
6. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to endorsement of final plans.
7. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
8. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
9. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
10. 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.
11. All Town Engineer referral invoices shall be paid pursuant to the Town of Montville Ordinance No. 2007-002.

General conditions:

12. Approved Easement Documents, approved Shared Driveway Agreements and Conditions of Approval shall be filed on the Land Records with the final endorsed mylars.
13. 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.
14. No work shall commence until mylars signed by the Planning and Zoning Commission have been filed on the Town of Montville Land Records.
15. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.

16. The Montville Dept. of Public Works shall be contacted prior to the drainage construction to verify the layout and inspect the work.
17. 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.

Conditions prior to conveyance of lot 1 and issuance of Zoning Permit for individual lot development:

18. All public improvements shall be completed. Public Works shall inspect and accept said work prior to completion of an as-built plan.
19. Once public improvements have been accepted by Public Works, an as-built plan certified to Class A-2 accuracy shall be submitted. 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 plan. Any deviations or omissions must be noted.
20. Wetland placards shall be placed by LS at 50' URA on lot 1 and lot 4.

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