

# **HELLER, HELLER & McCOY**

**Attorneys at Law**

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)  
Harry B. Heller (hheller@hellermccoy.com)  
William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

October 31, 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  
Zone Change Application - 82 Maple Avenue, Montville, Connecticut

Dear Meredith:

Enclosed herewith please find copies of notices that were mailed to all property owners owning property located within 500 feet of the property for which the above referenced zone change application has been filed. A copy of the public hearing notice that was provided by your office was enclosed in each letter mailed to abutting property owners. These notices have been provided to alert each such property owner of the public hearing that has been scheduled on November 18, 2025 at 6:00 p.m. in accordance with the procedures adopted by the Montville Planning and Zoning Commission.

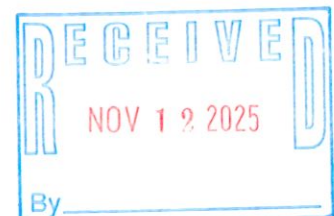
Also enclosed is the United States Postal Service Certificate of Mailing – Firm form that has been stamped by the United States Postal Service evidencing that the notices were mailed on October 31, 2025.

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



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*Attorneys at Law*

*736 Norwich-New London Turnpike*

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October 31, 2025

Town of Montville  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

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

Gentleperson:

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. The properties located on the northeasterly side (across the street) of Maple Avenue also lie in the R-20 Zoning District.

Our client has filed an application with the Town of Montville Planning and Zoning Commission to change the zoning district classification of the property at 82 Maple Avenue from its current zoning classification of R-40 to an R-20 zoning classification to render the same available for development for multi-family residential purposes.

The Town of Montville Planning and Zoning Commission has scheduled a public hearing on our client's zone change application for Tuesday, November 18, 2025 at 6:00 p.m. The public hearing will be held in the Town Council Chambers in the Montville Town Hall located at 310 Norwich-New London Turnpike, Uncasville, Connecticut 06382.

At the public hearing, any interested person may appear to voice their opinion either in favor of or in opposition to the zone change application. The Town of Montville Planning and Zoning Commission will also accept into the public hearing record written documentation which may be submitted by an interested party.

You are being given notice of this application due to the fact that you have been identified as the owner of property which is located within 500 feet of the property for which the zone change request has been submitted. The Zone Change Application, Zone Change Map and supporting

Town of Montville  
October 31, 2025  
Page 2 of 2

documentation are currently on file in the Office of the Montville Planning Department as well as the Montville Town Clerk's Office, each located in the Montville Town Hall, 310 Norwich-New London Turnpike, Uncasville, Connecticut 06382 and may be viewed during normal business hours.

I am also enclosing herewith, for your reference, a copy of the public hearing notice to be published by the Town of Montville for this public hearing.

Should you desire further information with respect to this zone change request, you may contact either this office at the address, phone number or e-mail address listed on our letterhead or the Montville Planning Department at (860) 848-8549.

Very truly yours,  
**COPY**  
Harry B. Heller

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Enclosures

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October 31, 2025

Mr. Michael Tortora  
Mrs. Anne Tortora  
70 Moxley Road  
Uncasville, CT 06382

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

Gentleperson:

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Mr. Michael Tortora  
Mrs. Anne Tortora  
October 31, 2025  
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October 31, 2025

Mr. Ernest C. Wainwright  
Mr. Walter N. Wainwright, Jr.  
149 Great Neck Road  
Waterford, CT 06385

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

Gentleperson:

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October 31, 2025

Ms. Frances M. Sylvia  
63 Moxley Road  
Uncasville, CT 06382

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

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October 31, 2025

SBA Towers II LLC  
Tax Department CT 10016-A  
8051 Congress Avenue  
Boca Raton, FL 334871307

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

Gentleperson:

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October 31, 2025

Mr. Robert C. Bojarski

Mrs. Donna L. Bojarski

59 Moxley Road

Uncasville, CT 06382

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

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Mrs. Donna L. Bojarski  
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October 31, 2025

Mr. Keith D. Johns  
55 Moxley Road  
Uncasville, CT 06382

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October 31, 2025

New Canaan Place LLC  
338 Westport Road  
Wilton, CT 06897

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

Gentleperson:

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October 31, 2025

Mr. Michael Falcone  
110 Maple Avenue  
Uncasville, CT 06382

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82 Maple Avenue, Montville, Connecticut

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Ms. Catherine A. Grohocki  
c/o Ms. Catherine A. Keeney  
35 Moxley Road  
Uncasville, CT 06382

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

Gentleperson:

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. The properties located on the northeasterly side (across the street) of Maple Avenue also lie in the R-20 Zoning District.

Our client has filed an application with the Town of Montville Planning and Zoning Commission to change the zoning district classification of the property at 82 Maple Avenue from its current zoning classification of R-40 to an R-20 zoning classification to render the same available for development for multi-family residential purposes.

The Town of Montville Planning and Zoning Commission has scheduled a public hearing on our client's zone change application for Tuesday, November 18, 2025 at 6:00 p.m. The public hearing will be held in the Town Council Chambers in the Montville Town Hall located at 310 Norwich-New London Turnpike, Uncasville, Connecticut 06382.

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Ms. Catherine A. Grohocki  
c/o Ms. Catherine A. Keeney  
October 31, 2025  
Page 2 of 2

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Very truly yours,  
**COPY**  
Harry B. Heller

HBH/rmb  
Enclosures

# **HELLER, HELLER & McCOY**

*Attorneys at Law*

*736 Norwich-New London Turnpike*

*Uncasville, Connecticut 06382*

*Sidney F. Heller (1903-1986)*

*Harry B. Heller (hheller@hellermccoy.com)*

*William E. McCoy (bmccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

---

*Mary Gagne O'Donal (mgodonal@hellermccoy.com)*

October 31, 2025

State Of Connecticut Department of Transportation  
24 Wolcott Hill Road  
Wethersfield, CT 06109

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

Gentleperson:

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State Of Connecticut Department of Transportation  
October 31, 2025  
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October 31, 2025

Mr. Harold Keeney  
Ms. Catherine Grohocki  
31 Moxley Road  
Uncasville, CT 06382

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

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Ms. Catherine Grohocki  
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October 31, 2025

Mr. Robert Walsh III  
Mrs. Pamela Walsh  
27 Moxley Road  
Uncasville, CT 06382

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

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Mrs. Pamela Walsh  
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October 31, 2025

Ms. Kimberly Scott  
23 Moxley Road  
Uncasville, CT 06382

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

Gentleperson:

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Ms. Kimberly Scott  
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October 31, 2025

Mr. Stephen L. Graham

Mrs. Amanda Graham

19 Moxley Road

Uncasville, CT 06382

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

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Telephone: (860) 848-1248

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October 31, 2025

Mr. Michael T. Murallo

Mrs. April M. Murallo

7 Moxley Road

Uncasville, CT 06382

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

Gentleperson:

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Mrs. April M. Murallo  
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October 31, 2025

Ms. Michaela M. Bowman  
98 Maple Avenue  
Uncasville, CT 06382

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

Gentleperson:

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October 31, 2025

Mr. Clinton T. Baldwin  
80 Eastern Avenue  
Arlington, MA 02476

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

Gentleperson:

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October 31, 2025

Mr. Eric R. Landry  
99 Maple Avenue  
Uncasville, CT 06382

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

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*Uncasville, Connecticut 06382*

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*Harry B. Heller (hheller@hellermccoy.com)*

*William E. McCoy (bmccoy@hellermccoy.com)*

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*Mary Gagne O'Donal (mgodonal@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

October 31, 2025

Mr. Sheldon K. Hunt  
Mrs. Robin P. Hunt  
20 Topsail Lane  
Mystic, CT 06355

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

Gentleperson:

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. The properties located on the northeasterly side (across the street) of Maple Avenue also lie in the R-20 Zoning District.

Our client has filed an application with the Town of Montville Planning and Zoning Commission to change the zoning district classification of the property at 82 Maple Avenue from its current zoning classification of R-40 to an R-20 zoning classification to render the same available for development for multi-family residential purposes.

The Town of Montville Planning and Zoning Commission has scheduled a public hearing on our client's zone change application for Tuesday, November 18, 2025 at 6:00 p.m. The public hearing will be held in the Town Council Chambers in the Montville Town Hall located at 310 Norwich-New London Turnpike, Uncasville, Connecticut 06382.

At the public hearing, any interested person may appear to voice their opinion either in favor of or in opposition to the zone change application. The Town of Montville Planning and Zoning Commission will also accept into the public hearing record written documentation which may be submitted by an interested party.

You are being given notice of this application due to the fact that you have been identified as the owner of property which is located within 500 feet of the property for which the zone change

Mr. Sheldon K. Hunt  
Mrs. Robin P. Hunt  
October 31, 2025  
Page 2 of 2

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I am also enclosing herewith, for your reference, a copy of the public hearing notice to be published by the Town of Montville for this public hearing.

Should you desire further information with respect to this zone change request, you may contact either this office at the address, phone number or e-mail address listed on our letterhead or the Montville Planning Department at (860) 848-8549.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***HELLER, HELLER & McCOY***

***Attorneys at Law***

***736 Norwich-New London Turnpike***

***Uncasville, Connecticut 06382***

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Facsimile: (860) 848-4003

October 31, 2025

DW Holdings LLC

140 Route 32

North Franklin, CT 06254

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

Gentleperson:

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. The properties located on the northeasterly side (across the street) of Maple Avenue also lie in the R-20 Zoning District.

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DW Holdings LLC  
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October 31, 2025

Mr. Barrie H. Bearse

Mr. Daniel J. Cady

707 Norwich-New London Turnpike

Uncasville, CT 06382

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

Gentleperson:

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Mr. Daniel J. Cady  
October 31, 2025  
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Telephone: (860) 848-1248

Facsimile: (860) 848-4003

October 31, 2025

Pars Properties LLC  
4068 Green Forest Court  
Rocky Mount, NC 27804

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

Gentleperson:

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October 31, 2025

Ms. Michelle Balkcom  
89 Maple Avenue  
Uncasville, CT 06382

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

Gentleperson:

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