

Ms. Michelle Balkcom
October 31, 2025
Page 2 of 2

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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

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

The American Polish Citizens Club
P.O. Box 104
Uncasville, CT 063820104

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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Mr. Christopher M. Venanzio Sr.
Mrs. Audrey A. Venanzio
79 Maple Avenue
Uncasville, CT 06382

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

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October 31, 2025

Mr. Patrick J. McQuillan
Mrs. Margaret E. McQuillan
66 Maple Avenue
Uncasville, CT 06382

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

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October 31, 2025

Mr. Henry P. Flynn
70 Maple Avenue
Uncasville, CT 06382

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

October 31, 2025

Mr. Nicholas P. Cepeda
16 Jerome Road
Uncasville, CT 06382

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

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October 31, 2025

Woyasz Properties LLC
11 Jerome Road
Uncasville, CT 06382

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

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October 31, 2025

Mr. Robert Reynolds III
3 Jerome Road
Uncasville, CT 06382

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65 Maple Avenue
Uncasville, CT 06382

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October 31, 2025

Mrs. Susan C. Mauro, Co-Trustee
Mr. Michael F. Mauro, Co-Trustee
4 Bonville Drive
Uncasville, CT 06382

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82 Maple Avenue, Montville, Connecticut

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Mr. Michael F. Mauro, Co-Trustee
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Ms. Donna M. Van Sickle
8 Bonville Drive
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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

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

State of Connecticut Department of
Environmental Protection
79 Elm Street
Hartford, CT 06106

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

State of Connecticut Department of Environmental Protection
October 31, 2025
Page 2 of 2

request has been submitted. The Zone Change Application, Zone Change Map and supporting 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.

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Very truly yours,
COPY

Harry B. Heller

HBH/rmb
Enclosures

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

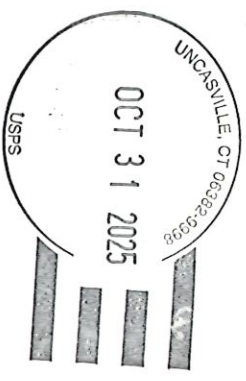

The Montville PZC will hold a public hearing on November 18, 2025 at 6 pm at Council Chambers, Montville Town Hall, 310 Norwich-New London Tpke, Uncasville, CT for the following applications: 25ZC1– 82 Maple Avenue (Parcel ID 017-015-00A) –Owner: 82 Maple Ave, LLC for proposed zoning map amendment from R-40 to R-20. At this public hearing, persons may be heard & written communications will be received. Meeting materials are on the Town of Montville Website at <https://www.townofmontville.org/form-repository/25-zc-1-82-maple-ave-zone-changemap-change/>
William Pieniadz, Chairman

To be published in the New London Day on November 5 and November 12, 2025.

Account #10610-53008 on Invoice



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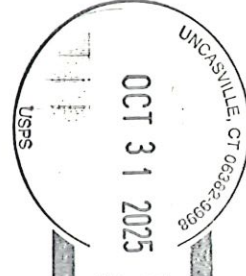

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| 3. | Mr. Ernest C. Wainwright Mr. Walter N. Wainright, Jr. 149 Great Neck Road Waterford, CT 06385 | .74 | .70 | | |
| 4. | Ms. Frances M. Sylvia 63 Moxley Road Uncasville, CT 06382 | .74 | .70 | | |
| 5. | SBA Towers II LLC Attn: Tax Dept CT 10016-A 8051 Congress Avenue Boca Raton, FL 33487-1307 | .74 | .70 | | |
| 6. | Mr. Robert C. Bojarski Mrs. Donna L. Bojarski 59 Moxley Road Uncasville, CT 06382 | .74 | .70 | | |



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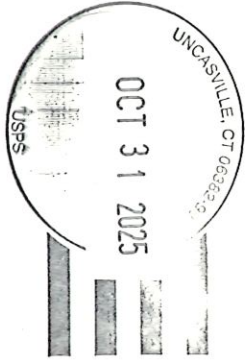




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| 2. | Keith D. Johns 55 Moxley Road Uncasville, CT 06382 | .74 | .70 | | |
| 3. | New Canaan Place LLC 338 Westport Road Wilton, CT 06897 | .74 | .70 | | |
| 4. | Michael Falcone 110 Maple Avenue Uncasville, CT 06382 | .74 | .70 | | |
| 5. | Catherine A. Grohocki c/o Catherine A. Keeney 35 Moxley Road Uncasville, CT 06382 | .74 | .70 | | |
| 6. | State Of Connecticut Department of Transportation 24 Wolcott Hill Road Wethersfield, CT 06109 | .74 | .70 | | |



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| 2. | Mr. Robert Walsh, III Mrs. Pamela Walsh 27 Moxley Road Uncasville, CT 06382 | .74 | .70 | | |
| 3. | Ms. Kimberly Scott 23 Moxley Road Uncasville, CT 06382 | .74 | .70 | | |
| 4. | Mr. Stephen L. Graham Mrs. Amanda Graham 19 Moxley Road Uncasville, CT 06382 | .74 | .70 | | |
| 5. | Mr. Michael T. Murallo Mrs. April M. Murallo 7 Moxley Road Uncasville, CT 06382 | .74 | .70 | | |
| 6. | Ms. Michaela M. Bowman 98 Maple Avenue Uncasville, CT 06382 | .74 | .70 | | |




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| 2. | Mr. Eric R. Landry 99 Maple Avenue Uncasville, CT 06382 | .74 | .70 | | |
| 3. | Mr. Sheldon K. Hunt Mrs. Robin P. Hunt 20 Topsail Lane Mystic, CT 06355 | .74 | .70 | | |
| 4. | DW Holdings LLC 140 Route 32 North Franklin, CT 06254 | .74 | .70 | | |
| 5. | Mr. Barrie H. Bearse Mrs. Daniel J. Cady 707 Norwich-New London Turnpike Uncasville, CT 06382 | .74 | .70 | | |
| 6. | Pars Properties LLC 4068 Green Forest Court Rocky Mount, NC 27804 | .74 | .70 | | |



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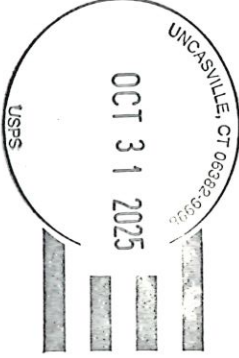
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| | Postage | Fee | Special Handling | Parcel Airift |
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| 2. The American Polish Citizens Club P.O. Box 104 Uncasville, CT 06382-0104 ✓ | .74 | .70 | | |
| 3. Mr. Christopher M. Venanzio, Sr. Ms. Audrey A. Venanzio 79 Maple Avenue Uncasville, CT 06382 ✓ | .74 | .70 | | |
| 4. Mr. Patrick J. McQuillan Mrs. Margaret E. McQuillan 66 Maple Avenue Uncasville, CT 06382 ✓ | .74 | .70 | | |
| 5. Mr. Henry P. Flynn 70 Maple Avenue Uncasville, CT 06382 ✓ | .74 | .70 | | |
| 6. Mr. Nicholas P. Cepeda 16 Jerome Road Uncasville, CT 06382 ✓ | .74 | .70 | | |



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Parcel Airift

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| 1 | Woyaz Properties LLC 11 Jerome Road Uncasville, CT 06382 | ✓ | .74 | .70 | |
| 2. | Mr. Robert Reynolds, III 3 Jerome Road Uncasville, CT 06382 | ✓ | .74 | .70 | |
| 3. | Mr. Robert A. Fowler 65 Maple Avenue Uncasville, CT 06382 | ✓ | .74 | .70 | |
| 4. | Mrs. Susan C. Mauro, Co-Trustee Mr. Michael F. Mauro, Co-Trustee 4 Bonville Drive Uncasville, CT 06382 | ✓ | .74 | .70 | |
| 5. | Ms. Donna M. Van Sickle 8 Bonville Drive Uncasville, CT 06382 | ✓ | .74 | .70 | |
| 6. | State of Connecticut Department of Environmental Protection 79 Elm Street Hartford, CT 06106 | ✓ | .74 | .70 | |