

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

VIA CERTIFIED MAIL

November 19, 2025

John Faulise, LS
Boundries, LLC.
179 Patchaug River Drive
Griswold, CT 06351

RE: 25 SUB 7 – 47 Sharp Hill Road (023-063-000) 23 lot Resubdivision – Owner - R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC

25 SP 1 - 47 Sharp Hill Road (023-063-000) 23 lot Cluster Resubdivision – Owner - R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC

Dear Mr. Faulise:

The Montville Planning and Zoning Commission, at its regular meeting/public hearing on November 18, 2025, APPROVED WITH CONDITIONS the above-referenced applications (#25SUB7) and (#25SP1) for a 23-Lot Cluster Resubdivision. Enclosed is the Certificate of Notice of Decision.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Assistant Planner
Department of Land Use and Development

C. William Sweeney, Esq.
Doug Colter, C.F.M., Building Official
John Meigel, Fire Marshal
Kristy Kupec, Assessor
John Carlson, Public Works Director
Ronald McDaniel, WPCA Administrator
Alyssa Brochu, Uncas Health District
Leonard Bunnell, Mayor

Certified Mail # 7016 1370 0001 0871 0217

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

APPLICATION: #25 SUB 7 and #25 SP 1
LOCATION: 47 Sharp Hill Road (023-063-000)
OWNER: R&N Holding Company, LLC
APPLICANT: Mt. Kineo Builders, LLC
REPRESENTATIVE(S): John Faulise, LS; Boundries, LLC
William Sweeney, Esq., TCORS
PROJECT: 23-Lot Cluster Re-subdivision
DATE OF APPROVAL: November 18, 2025

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

APPROVE with CONDITIONS numbers 1-29 as indicated in the staff report dated November 18, 2025, Application 25 SUB 7 and 25 SP 1 for a 23 lot cluster re-subdivision of 47 Sharp Hill Road (Parcel ID: 023-063-000) in that the application, supporting documents and a plan set entitled "Resubdivision Plans Evergreen Hills, 23-lot Residential Resubdivion, 47 Sharp Hill Road, Montville, Connecticut 06382, Prepared for MT Kineo Builders, LLC, Dated July 10, 2025, Revised November 12, 2025" comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

CONDITIONS:

Conditions prior to endorsement of final plans:

1. Plans shall be revised to address Assistant Planner Technical Review Comments listed in Staff Report dated November 18, 2025.
2. Plans shall be revised to address CLA's review comments dated November 17, 2025. CLA shall review and approve revisions.
3. Provide offers of deed per SR 4.7.4 for review and approval by the Town Attorney.
4. Right of Access and Maintenance Easement, Drainage Easement, Walking Trail Easement and Sightline Easement shall be review and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
5. Certificate of Title shall be reviewed and approved by the Town Attorney.
6. 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.
7. Warranty Deeds and Easements granted to the Town of Montville shall be accepted by the Town Council.
8. Performance Bond in the amount of \$1,130,000.00 shall be posted.
9. Per SR Section 3.9 (GIS) and ZR Section 17.3: Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
10. 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.
11. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
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. All Town Engineer referral invoices shall be paid pursuant to the Town of Montville Ordinance No. 2007-002.

General conditions:

15. Special permit shall be recorded in accordance with ZR Section 4.4.
16. Special permit endorsement and filing shall meet the requirements of ZR Section 16.4.c.6
17. Approved Warranty Deeds, Easement Documents, Shared Driveway Agreements and Conditions of Approval shall be filed on the Land Records with the final endorsed mylars.
18. The Sightline Easement over #45 Sharp Hill Road shall be conveyed to the Town of Montville with or prior to acceptance of the road.
19. No work shall commence until mylars signed by the Planning and Zoning Commission have been filed on the Town of Montville Land Records.
20. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.
21. Construction inspections for public improvements will be required in accordance with the Town Road Standards, Section 50.
22. Copies of the registration and inspection reports for the CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities shall be provided to the Town throughout construction.
23. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to road acceptance.
24. Road monumentation must be installed and reflected on the record plan prior to acceptance.
25. The Montville Dept. of Public Works shall be contacted prior to the drainage construction to verify the layout and inspect the work.
26. 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 any lot and issuance of Zoning Permit for individual lot development:

27. All public improvements shall be completed. Public Works and the Town Engineer shall inspect and accept said work prior to completion of an as-built plan.
28. 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.
29. 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