

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 Norwich-New London Turnpike, Uncasville, CT
Phone: (860) 848-6779 – Email: mbadalucca@montville-ct.org**

VIA EMAIL: tmay@montville-ct.org

November 19, 2025

Tim May, Chairman
Montville Town Council
310 Norwich-New London Turnpike
Uncasville, CT 06382

RE: C.G.S. § 8-24 Review for the sale of Route 82 (058-027-000).

Dear Chairman May:

The Planning and Zoning Commission, at its November 18, 2025 regular meeting, voted unanimously to forward a FAVORABLE REPORT to the Town Council for the sale of Route 82 Parcel ID# 058-027-000 with the following comment:

- a. The Planning and Zoning Commission makes no representation that this is a buildable lot.

Please see that attached staff report dated November 13, 2025 for additional information.

Please contact me at (860) 848-6779 with any questions. Thank you.

Sincerely,



Meredith Badalucca, CZEO
Assistant Planner
Department of Land Use & Development

Enclosure

C: Leonard Bunnell, Mayor
William Pieniadz, PZC Chairman
Julie Chapman, Finance Director

TOWN OF MONTVILLE
Land Use & Development Department
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

Staff Report Prepared by Meredith Badalucca on 11/13/25

C.G.S § 8-24 Referral: For the sale of Route 82 (058-027-000).

Staff received a request for a C.G.S. §8-24 review and report to the Town Council for the sale of Route 82 Parcel ID: 058-02-000 from Mayor Bunnell on November 4, 2025. The Mayor stated in his request "A town resident has expressed interest in this property that is mostly wet (4.5 acres). Unless someone knows otherwise, I don't see it as of value to the town as it is. To get it back on the tax roles, could you have the process started for an 8-24?".

Staff Comments:

Per the Property Card, the Town of Montville obtained ownership of the parcel on March 13, 2007, Volume 505 Page 487. This parcel consists of approximately 4.5 acres and is located within the Water Resource Protection Zone - WRP 160 District (WRP)160. Per the GIS, there is approximately 862 feet of frontage on Route 82 with one side yard of approximately 298.59 feet and the rear yard of approximately 896 feet. The other side yard goes to a point as can be seen in the attached GIS aerial photos. The state wetlands layer of the GIS (attached) indicates a large portion of the property as being very poorly drained soils. The GIS also indicates a stream to the southwest of the parcel, another to the north and another along the frontage of Route 82.

Minimum requirements of Section 5: Water Resource Protection Zone – WRP 160 District

Lot size: 160,000 square feet

Frontage: 200 feet

Front yard setback: 75 feet

Side yard setback: 30 feet

Rear yard setback: 75 feet

Additionally, The following use and/or activity is prohibited within this district: The location of any building within seventy-five feet (75') of any regulated wetland, body of water, or watercourse.

Given the layout of the parcel and the wetlands, it appears that prior to development, an applicant may need an approval from the Inland Wetlands Commission and possibly a variance from the Zoning Board of Appeals.

This parcel is located within the Residential Lots greater than 80,000 Sq. Ft. on the Future Land Use Map in the POCD. This includes Conservation of Resources, Scenic Vista, Public Access to Water for Recreation, and Municipal Uses.

ZEO Radford and myself did a site inspection on November 12, 2025 as part of this review. Please see the attached photos. Areas that were wet during our visit are labeled with a blue arrow.

Agency Referrals:

Town Engineer: Comments dated 11/12/25 "I don't have any comments on this one."
Building: Comments dated 11/12/25 "The Building Department has no adverse comments on this review."
Fire Marshal: Comments dated 11/12/25 "The Fire Marshal's office has no comment or objections."
Assessor: Comments dated 11/12/25 "The Assessor's Office has no comments at this time."
WPCA: Comments dated 11/6/25 "WPCA has no comments or objections."
Police Dept.: Comments dated 11/6/25 "The Montville Police Department has no comments."
Public Works: Comments dated 11/12/25 "No comments from public works."

Suggested Motions:

FAVORABLE:

I make a Motion to forward a Favorable Report in accordance with C.G.S. §8-24 to the Town Council for the sale of Route 82 Parcel ID: 058-027-000 for the following reasons: **MUST STATE REASON(S)**

UNFAVORABLE:

I make a Motion to forward an Unfavorable Report in accordance with C.G.S. §8-24 to the Town Council for the sale of Route 82 Parcel ID: 058-027-000 for the following reasons: **MUST STATE REASON(S)**



Doc ID: 000812580003 Type: LAN
BK 505 PG 487-489

QUIT-CLAIM DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

Know Ye, That we, LUCIEN C. MROWKA of Colchester, Connecticut, MARY ANN TANGARI of Stonington, Connecticut, PETER P. MROWKA of Montville, Connecticut AND CHARLES J. MROWKA of Montville, Connecticut (hereinafter referred to as the "Grantors"), for the consideration of ONE (\$1.00) DOLLAR and other valuable consideration received to their full satisfaction of the TOWN OF MONTVILLE, a municipal corporation of the State of Connecticut (hereinafter referred to as the "Grantee"), do remise, release, and forever QUITCLAIM unto the said Grantee, its successors and assigns forever, all the right, title, interest, claim and demand whatsoever as they the said Grantors have or ought to have in or to:

For Description See Schedule A Attached Hereto

To Have and to Hold the premises, with all the appurtenances, unto the said Grantee, its successors and assigns forever, so that neither the said Grantors nor any other person or persons in their names and behalf, shall or will hereafter claim or demand any right or title in or to the premises, or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, We have hereunto set our hands and seal this 16th day of February, 2007.

Signed, Sealed and Delivered in presence of:

Dorothy A. Mrowka
Dorothy A. Mrowka Witness
Kathleen J. Mrowka
Kathleen J. Mrowka Witness

Lucien C. Mrowka
LUCIEN C. MROWKA

State of Connecticut, }
County of New London } ss.

On this the 16th day of February, 2007, before me, personally appeared, LUCIEN C. MROWKA, signer and sealer of the within instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed, before me.

Kathleen J. Mrowka
Notary Public
Commissioner of the Superior Court

My Commission Exp. Mar. 31, 2008

In Witness Whereof, We have hereunto set our hands and seal this 16th day of February, 2007.

Signed, Sealed and Delivered in presence of:

Thomas H. Tangari, Jr.
Thomas H. Tangari, Jr. Witness
Donna M. Blank
Donna M. Blank Witness

Mary Ann Tangari
MARY ANN TANGARI

SUSMAN, SHAPIRO, WOOL,
BIERMAN, GRAY
& GREENBERG, P.C.
THE COURTHOUSE BUILDING
SUITE 200
1 USION PLAZA
POST OFFICE BOX 1511
NEW LONDON,
CONNECTICUT 06459
TEL: (860) 412-4111

(100298080.DOC; v.)
100126435.WPD; v.

No Conveyance Tax Collected
Lisa Terry
Town Clerk of Montville

SCHEDULE A

A certain tract of land, lying and situated on the southerly side of the Salem Turnpike, so-called, in the Town of Montville, County of New London and State of Connecticut, bounded:

Northerly by said Turnpike;

Southeasterly by land now or formerly of Alex Narushka;

And southwesterly by land now or formerly of Mary A. Maynard.

The above described premises is one and the same as the THIRD tract described in a Warranty Deed recorded in Volume 40 at page 39 of the Montville and Records.

Said premises are conveyed subject to the following:

Said premises are conveyed subject to:

1. Easements, restrictions and agreements of record, including building and building line restrictions.
2. Any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Montville any and all public or private laws.
3. Any assessment installment not yet due and payable and all real estate taxes due the Town of Montville on the list of October 1, 2005 and succeeding years not yet due and payable.

State of Florida, }
County of Sarasota } ss.

On this the 16th day of February, 2007, before me, personally appeared, MARY ANN TANGARI, signer and sealer of the within instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed, before me.



Donna M. Blank
Notary Public
Commissioner of the Superior Court

In Witness Whereof, We have hereunto set our hands and seal this _____ day of February, 2007.

Signed, Sealed and Delivered
in presence of:

Denathy A. Mrowka
Witness
Harueen J. Mrowka
Witness

Peter P. Mrowka
PETER P. MROWKA

State of Connecticut, }
County of New London } ss.

On this the 27th day of February, 2007, before me, personally appeared PETER P. MROWKA, signer and sealer of the within instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed, before me.

Harueen J. Mrowka
Notary Public
Commissioner of the Superior Court
My Commission Exp. Mar. 31, 2008

In Witness Whereof, We have hereunto set our hands and seal this _____ day of February, 2007.

Signed, Sealed and Delivered
in presence of

Delores J. Paul
Witness
Harueen J. Mrowka
Witness

Charles J. Mrowka
CHARLES J. MROWKA

State of Connecticut, }
County of New London } ss.

On this the 27th day of February, 2007, before me, personally appeared CHARLES J. MROWKA, signer and sealer of the within instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed, before me.

Harueen J. Mrowka
Notary Public
Commissioner of the Superior Court

BUSMAN, SILVER, WOOL,
BRENNAN, GRAY
& GREENBERG, P.C.
THE COUNTRY BUILDING
SUITE 200
DUNGHILL PLAZA
POST OFFICE BOX 1111
NEW LONDON,
CONNECTICUT 06102
TEL: 860-447-4410

{100298080.DOC; v.}
{00126435.RPD; v. }
My Commission Exp. Mar. 31, 2008

Received for Record at Monrovia, CT
On 03/13/2007 At 1:12:12 pm
Swain



Route 82 058-027-000 Wetlands Layer

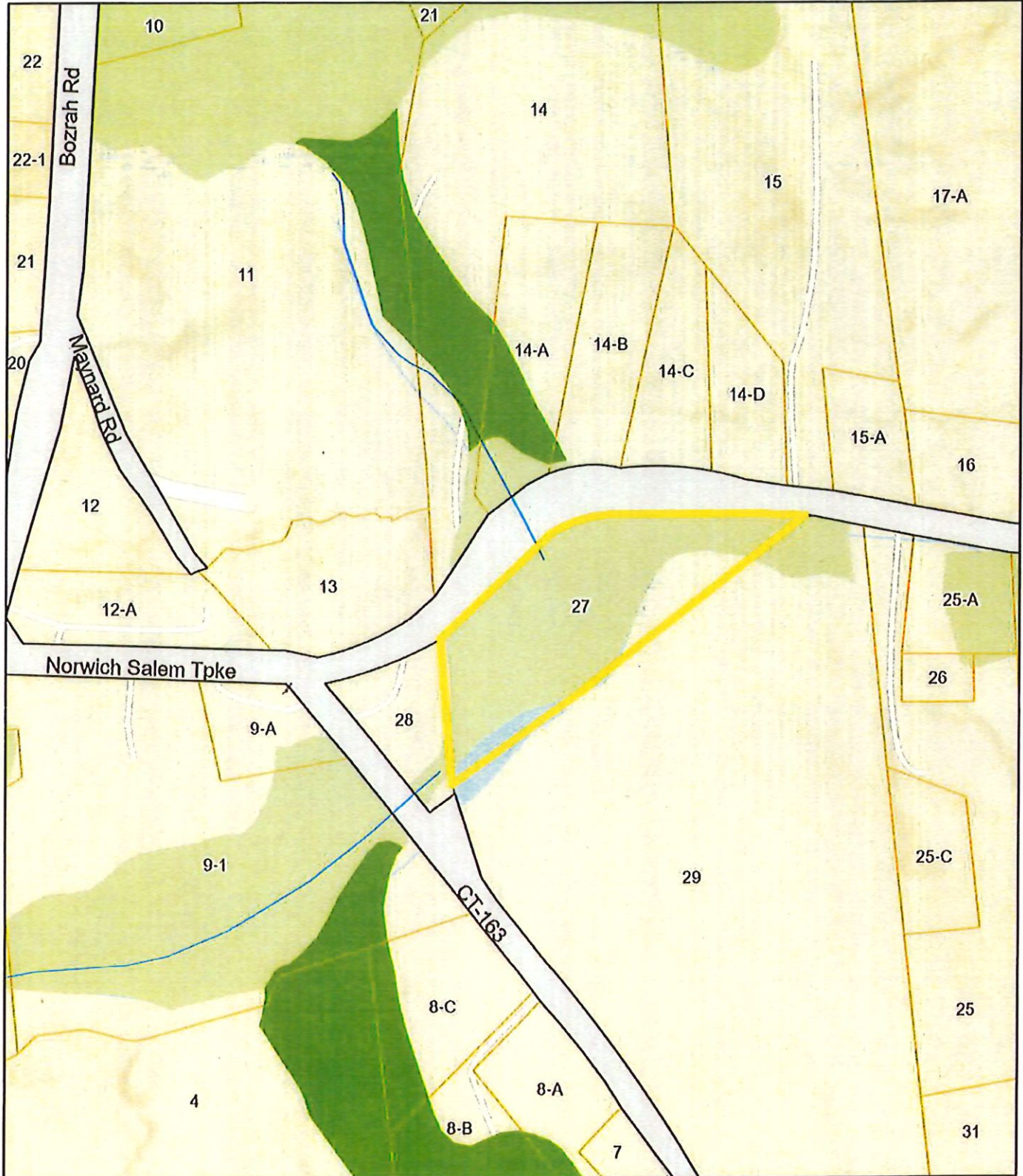
Town of Montville, CT

1 inch = 283 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

November 5, 2025



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Route 82 058-027-000

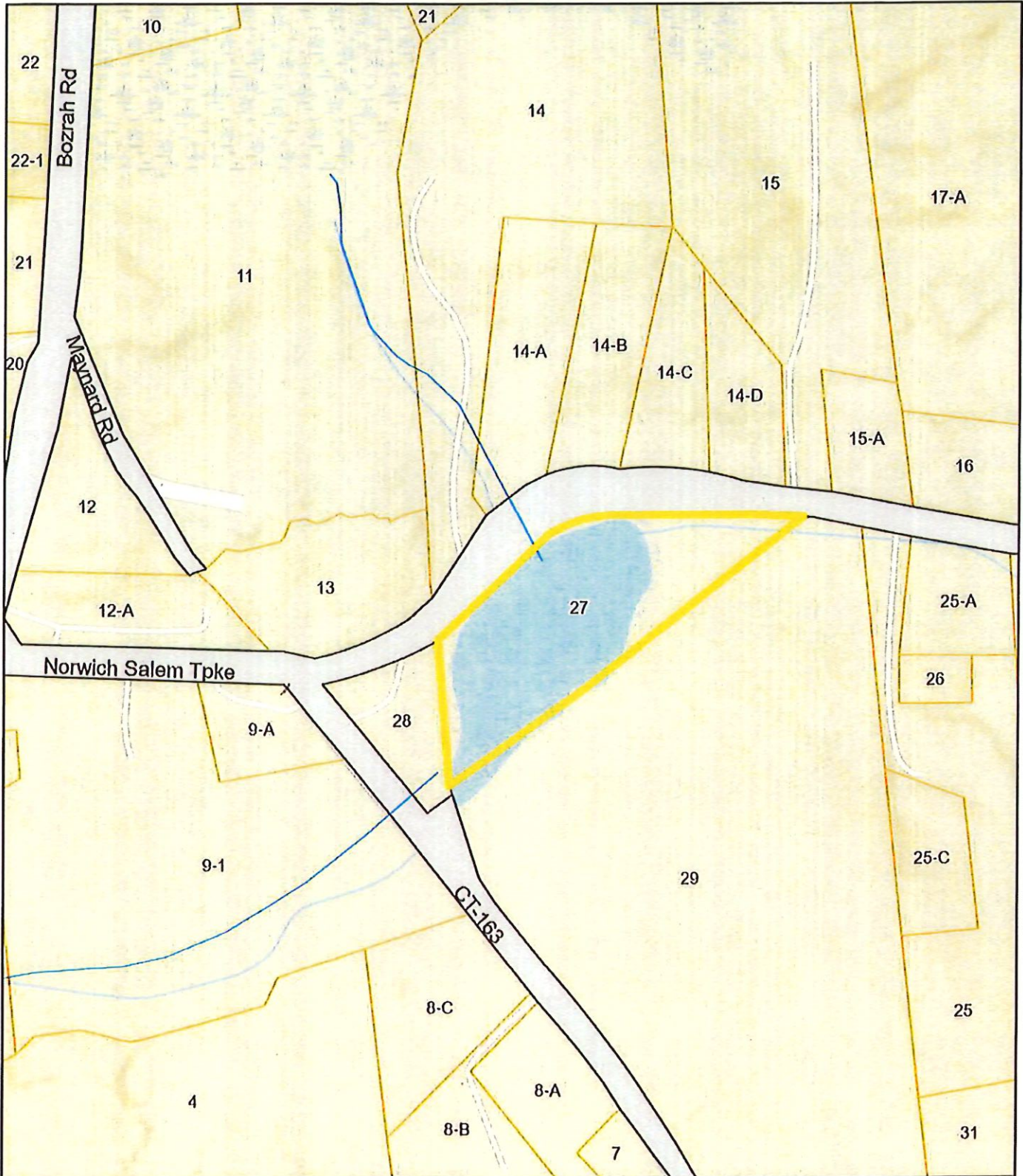
Town of Montville, CT

1 inch = 283 Feet



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November 5, 2025



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Route 82 058-027-000 Zoning Layer

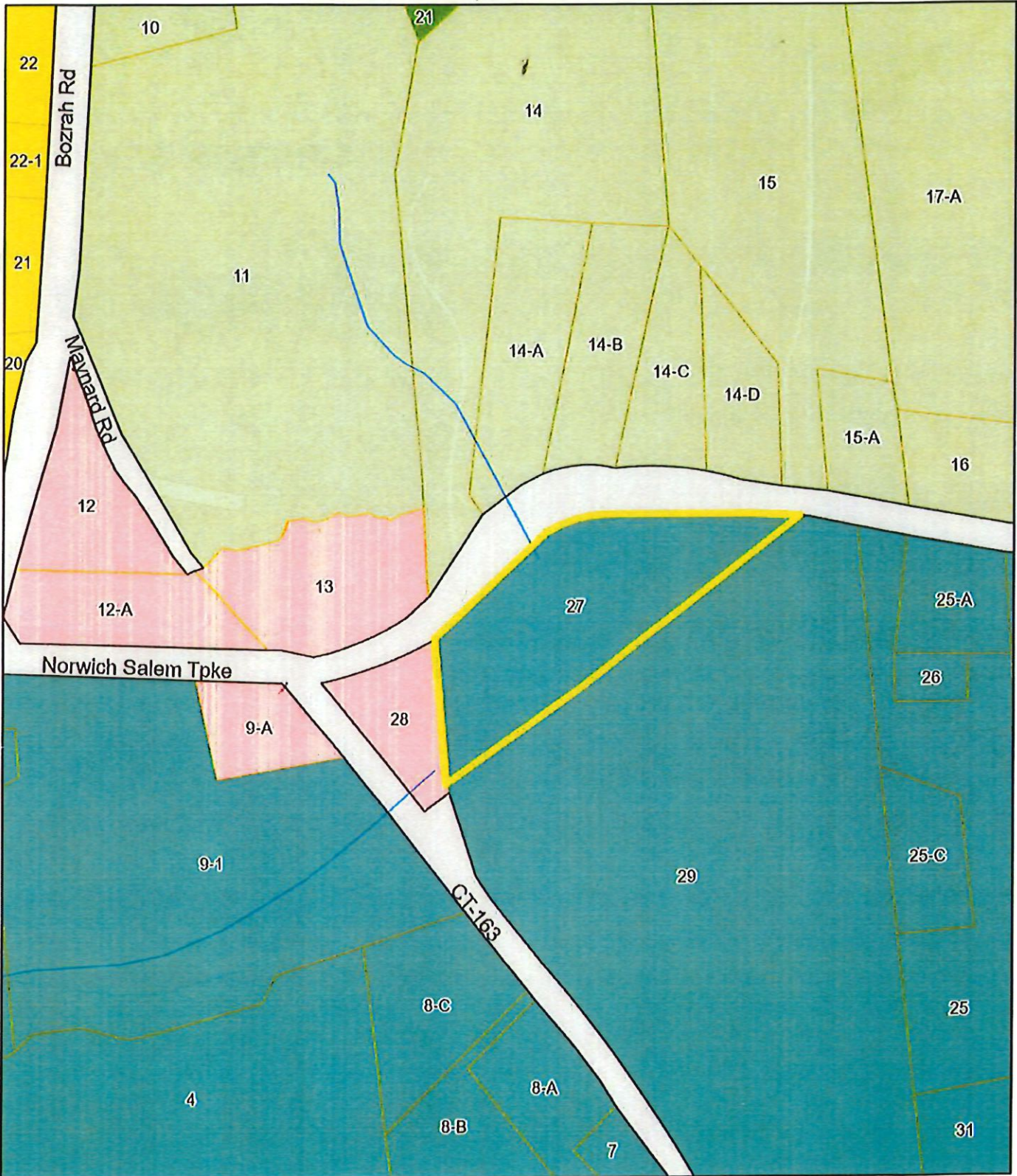
Town of Montville, CT

1 inch = 283 Feet



www.cai-tech.com

November 5, 2025



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