

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

VIA CERTIFIED MAIL

March 27, 2025

Harry Heller, Esquire
Heller, Heller & McCoy
736 Norwich-New London Tpke.
Uncasville, Connecticut 06382

**RE: 25 SITE 3 – 1645 Route 85 & 879 Chesterfield Rd (012-009-000/005-015-00C) –
Owner/Applicant: Cricket’s Corner, LLC for proposed Childcare center with two
2nd floor apartments.**

Dear Attorney Heller:

The Montville Planning and Zoning Commission, at its regular meeting on March 25, 2025, APPROVED WITH CONDITIONS the above-referenced application (#25SITE3) for proposed Childcare center with two 2nd floor apartments.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Assistant Planner

C. Cricket’s Corner, LLC
Doug Colter, C.F.M., Building Official
Paul Barnes, Fire Marshal
Lucy Beit, Assessor
Leonard Bunnell, Mayor

Certified Mail # 7016 1370 0001 0871 0057

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: PZ #25 SITE 3
LOCATION: 1645 Route 85 (012-009-000)
879 Chesterfield Road (005-015-00C)
OWNER/APPLICANT: Cricket's Corner, LLC
REPRESENTATIVE(S): Harry Heller, of Heller, Heller, & McCoy
PROJECT: Childcare center with two 2nd floor apartments
DATE OF APPROVAL: March 25, 2025
COMMISSION ACTION: **APPROVE** with conditions, application number 25 SITE 3 for the construction of a 51 student child care center with two residential 3 bedroom apartments on the second level along with associated parking, playground and site improvements at 1645 Route 85 (012-009-000) and 879 Chesterfield Road (005-015-00C) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set titled "Site Development Plans, Prepared for Cricket's Corner, LLC, 1645 Route 85, Montville, CT, Applicant/Owner, Cricket's Corner, LLC, Prepared by Boundaries, LLC and H+H Engineering Associates, Dated February 2025, Revised 3-5-2025".

CONDITIONS:

General Conditions:

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
4. An approved Zoning Permit is required prior to the start of any work.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
6. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.

Site Specific Conditions:

7. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
8. All landscaping shall be maintained post construction.
9. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
10. Site signage not shown on plan shall require an approved zoning permit prior to installation.
11. Clearing limits and silt fence in close proximity of the URA and property lines shall be staked out by Licensed Land Surveyor.

Conditions to be met prior to signing of plans:

12. CLA Engineers comments dated March 19, 2025 regarding the Stormwater Management Report shall be addressed by applicant for review and approval by the Town Engineer.
13. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
14. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
15. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
16. A list outlining all 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.

Conditions to be met prior to the issuance of zoning permits:

17. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
18. 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.
19. A soil erosion & sediment control bond shall be posted in the amount of \$49,094.53 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development.
20. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:

21. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. 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 plans. Any deviations or omissions must be noted.
22. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.



Meredith Badalucca
Assistant Planner
Department of Land Use & Development