

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

VIA CERTIFIED MAIL

June 25, 2025

Robert A. DeLuca, P.E.
CLA Engineers, Inc.
317 Main Street
Norwich, CT 06360

RE: 25 SUB 3 –Silver Falls Road (001-007-00A) 4 lot resubdivision – Owner/Applicant: Daniela Gjergaj.

Dear Mr. DeLuca:

The Montville Planning and Zoning Commission, at its regular meeting on June 24, 2025, APPROVED WITH CONDITIONS the above-referenced application (#25SUB3) for a 4-Lot Resubdivision. Enclosed is the Certificate of Notice of Decision.

The Applicant shall deliver the final mylar plans to the Land Use Department for review prior to obtaining final signatures Mylars for the approved subdivision shall be filed on the Land Records in the Office of the Town Clerk on or before October 10, 2025. The Commission may extend the time for such filing for two additional periods of ninety (90) days and the plan shall remain valid until the expiration of such extended time.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Assistant Planner
Department of Land Use and Development

c. Doug Colter, C.F.M., Building Official
Paul Barnes, Fire Marshal
Kristy Kupec, Assessor
John Carlson, Public Works Director
Alyssa Brochu, Uncas Health District
Leonard Bunnell, Mayor

Certified Mail # 7020 2450 0002 0306 3848

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

APPLICATION: PZ #25 SUB 3
LOCATION: Silver Falls Road (001-007-00A)
APPLICANT/OWNER: Daniela Gjergjaj
REPRESENTATIVE(S): Robert A. DeLuca, P.E. – CLA Engineers, Inc.
PROJECT: 4-Lot Re-subdivision
DATE OF APPROVAL: June 24, 2025

COMMISSION ACTION: APPROVE WITH CONDITIONS as follows:

APPROVE with conditions number 1-11 as indicated in the staff report dated June 16, 2025, Application 25 SUB 3 for a 4 lot re-subdivision of Silver Falls Road Parcel ID: 001-007-00A in that the application, supporting documents and a plan set entitled “Residential Resubdivision Map 001- Block 007- Lot 00A, Silver Falls Road, Town of Montville, CT 06370, Prepared for Daniela Gjergjaj, Prepared by CLA Engineers, Inc., Dated April 10, 2025, Revised June 5, 2025.” comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

CONDITIONS:

Conditions prior to endorsement of final plans:

1. Legal descriptions of each proposed lots shall be reviewed and approved by Land Use & Development Staff.
2. All easement documents 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.
3. Shared driveway agreements 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.
4. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to endorsement of final plans.
5. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
6. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
7. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
8. 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.

General conditions:

9. Approved Easement Documents and Shared Driveway Agreements shall be filed on the Land Records with the final endorsed mylars.
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. 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.

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