

Town of Montville

Office of Land Use and Development

310 Norwich-New London Turnpike, Uncasville, CT 06382

Telephone: (860) 848-6779

VIA CERTIFIED MAIL

July 23, 2025

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

**RE: 25 SITE 5 – 375 Maple Avenue (031-015-000) and 031-019-000 Route 163 –
Industrial Trailer Storage Facility - Owner/Applicant: Rand-Whitney Realty LLC**

Dear Attorney Heller:

The Montville Planning and Zoning Commission, at its regular meeting on July 22, 2025, APPROVED WITH CONDITIONS the above-referenced application (#25SITE5) for an Industrial Trailer Storage Facility

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Assistant Planner

C. Doug Colter, C.F.M., Building Official
Paul Barnes, Fire Marshal
Kristy Kupec, Assessor
Leonard Bunnell, Mayor

Certified Mail # 7020 2450 0002 0306 3886

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: PZ #25 SITE 5
LOCATION: 375 Maple Avenue (031-015-000)
031-019-000 Route 163
OWNER/APPLICANT: Rand-Whitney Realty, LLC
REPRESENTATIVE(S): Harry Heller, of Heller, Heller, & McCoy
PROJECT: Industrial Trailer Storage Facility
DATE OF APPROVAL: July 22, 2025
COMMISSION ACTION: APPROVE with condition numbers 1-22 as indicated in the staff report dated July 22, 2025, application number 25 SITE 5 for the development of an industrial trailer parking facility and relocation of drainage system and site improvements at 375 Maple Avenue (031-015-000) & Parcel ID: 031-019-000 Route 163 in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Site Improvement Plan Proposed Trailer Storage Facility, 375 Maple Avenue/Route 163, Town of Montville, Connecticut, Prepared for Rand-Whitney Realty, LLC, 370 Route 163, P.O. Box 336, Montville, CT 06353, Prepared by CLA Engineers, Inc., Dated June 2, 2025, Revised July 21, 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. Silt fence in close proximity of property lines shall be staked out by Licensed Land Surveyor.

Conditions to be met prior to signing of plans:

12. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
13. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
14. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
15. 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:

16. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
17. 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.
18. Approved "Grant of Storm Sewer Easement and Rights to Drain" shall be accepted by the Town Council and shall be filed on the Land Records.
19. A soil erosion & sediment control bond shall be posted in the amount of \$62,000 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