

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

*VIA CERTIFIED MAIL*

August 28, 2025

Paul Geraghty Esquire  
Paul Geraghty, Geraghty & Bonnano, LLC  
38 Granite Street,  
PO Box 231  
New London, CT 06320

**RE: 25 SUB 5 – 158 Fitch Hill Road (055-037-000) 3-lot Subdivision – Owner: Estate of Helen Romano; Applicant: Estate of Helen Romano**

Dear Attorney Geraghty:

The Montville Planning and Zoning Commission, at its regular meeting on August 26, 2025, APPROVED WITH CONDITIONS the above-referenced application (#25 SUB 5) for a 3-lot Subdivision. 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 December 14, 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  
John Meigel, Deputy, Fire Marshal  
Kristy Kupec, Assessor  
John Carlson, Public Works Director  
Alyssa Brochu, Uncas Health District  
Leonard Bunnell, Mayor

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

**APPLICATION:** PZC #25 SUB 5  
**LOCATION:** 158 Fitch Hill Road (055-037-000)  
154 Fitch Hill Road (055-037-002)  
136 Fitch Hill Road (055-037-001)  
**APPLICANT/OWNER:** Estate of Helen Romano  
Eric O. Walls & Tiffany G. Walls (136 & 154 Fitch Hill Road)  
**REPRESENTATIVE(S):** Attorney Paul M. Geraghty – Geraghty & Bonnano, LLC  
**PROJECT:** 3 Lot Subdivision  
**DATE OF APPROVAL:** August 26, 2025  
**COMMISSION ACTION:** APPROVE WITH CONDITIONS as follows:

**CONDITIONS:**

Conditions prior to endorsement of final plans:

1. Revise Sheet 3 of 3, Construction Sequence for Soil Erosion and Sediment Controls, Note 1; to add ZEO/WEO to inspect prior to any disturbance.
2. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to endorsement of final plans.
3. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
4. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
5. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
6. 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:

7. 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.
8. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.
9. 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 issuance of Zoning Permit for individual lot development:

10. Wetland placards shall be placed by LS at 50' URA on lot 37-1.

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