

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

VIA CERTIFIED MAIL

November 19, 2025

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

RE: 25 ZC 1 – 82 Maple Avenue (017-015-00A) Zone Change from R-40 to R-20 – Owner: 82 Maple Ave, LLC

Dear Attorney Heller:

The Montville Planning and Zoning Commission, at its regular meeting on November 18, 2025, APPROVED the above-referenced application (#25ZC1) for a Zone Change from current zone of R-40 to proposed zone of R-20. Enclosed is the Certificate of Notice of Decision.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Assistant Planner

C. Doug Colter, C.F.M., Building Official
John Meigel, Fire Marshal
Kristy Kupec, Assessor
John Carlson, Public Works Director
Ronald McDaniel, WPCA
Leonard Bunnell, Mayor

Certified Mail # 7016 1370 0001 0871 0224

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: PZ #25 ZC 1
LOCATION: 82 Maple Avenue (Parcel ID: 017-015-00A)
APPLICANT: 82 Maple Avenue, LLC
REPRESENTATIVE(S): Attorney Harry Heller, Heller, Heller, & McCoy
PROJECT: Zone Change from current zone R-40 to proposed zone R-20
DATE OF APPROVAL: November 18, 2025

COMMISSION ACTION: APPROVE as follows:

APPROVE application 25ZC1 with the following findings and effective date of December 8, 2025:

- With the documents provided as part of the application and based on the Commission's assessment of the hearing record and the relevant factors, the Commission finds the application to be generally consistent with the Montville POCD.
- The zoning map amendment will not conflict with or undermine the Town's comprehensive plan or otherwise compromise orderly development objectives.

Effective date: 12:01 am, December 8, 2025



Meredith Badalucca
Assistant Planner