

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

VIA CERTIFIED MAIL

December 11, 2025

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

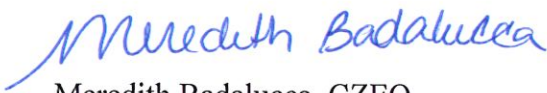
RE: 25 CAM 1 – 188 Kitemaug Road (080-008-001) Coastal Site Plan Review for Single Family Residence and Appurtenant Improvements on Shore Lands – Owner/Applicant: Chestnut Ridge, LLC

Dear Attorney Heller:

The Montville Planning and Zoning Commission, at its regular meeting on December 9, 2025, APPROVED WITH CONDITION the above referenced application (#25 CAM 1) to construct a single family residence with on-site potable water supply well, interconnection to municipal sewer, driveway construction and loam and seed disturbed areas. Enclosed is the Certificate of Notice of Decision.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca, CZEO
Assistant Planner

C. Doug Colter, C.F.M., Building Official
John Meigel, Fire Marshal
Alyssa Brochu, Uncas Health
Ronald McDaniel, WPCA
John Carlson, Public Works

Certified Mail # 7016 1370 0001 0871 0293

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: PZ #25 CAM 1
LOCATION: 188 Kitemaug Road (080-008-001)

OWNER/APPLICANT: Chestnut Ridge, LLC
REPRESENTATIVE(S): Harry Heller, of Heller, Heller, & McCoy
PROJECT: Coastal Site Plan Review for Single Family Residence
DATE OF APPROVAL: December 9, 2025
COMMISSION ACTION: APPROVE WITH CONDITION, application (#25 CAM 1) to construct a single family residence with on-site potable water supply well, interconnection to municipal sewer, driveway construction and loam and seed disturbed areas in accordance with the application, supporting documentation and a plan set entitled “Coastal Site Plan Prepared for Chestnut Ridge, LLC, 188 Kitemaug Road, Montville, Connecticut, Prepared by Advanced Surveys, LLC., Dated 11/8/25.”, as there are no coastal resources on or adjacent to the site, no potential impacts on coastal resources and the proposed use is a use permitted by right in the R-20 zoning district.

Condition: An approved zoning permit is required prior to the start of construction.

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