

January 8, 2026

Town of Montville Planning and Zoning Commission  
Mrs. Meredith Badalucca, Land Use Assistant  
310 Norwich-New London Tpke.  
Uncasville, CT 06382

**SUBJECT: 50 Cook Drive, Montville, Connecticut**

Dear Meredith,

The Town of Montville owns a 0.25-acre tract of land located at 50 Cook Drive in the Town of Montville and we are submitting this application on behalf of the Town of Montville. Access to the property is provided from Cook Drive by means of an easement in favor of the Town of Montville. The subject property is bounded to the north and east by land owned by K2 Towers III LLC (zoned R-20), to the south by land owned by Vizion Enterprises (zoned R-20-M), and to the west by land owned by Karen A. Kingsborough (zoned R-20).

On behalf of the Town, we hereby submit an application to the Town of Montville Planning and Zoning Commission for change of zoning district classification of this 0.25-acre parcel from the R-20 Zoning District to the GOV Zoning District for water utility purposes.

The following documents are submitted as the application for change of zoning district classification for this parcel:

1. Original and nine copies of the Zone Change Checklist.
2. Original and nine copies of the Zone Change Application.
3. Zone Change Evaluation Criteria.
4. Our check in the amount of \$510.00 representing payment of the zone change application fee in the amount of \$450.00 together with the State of Connecticut surcharge in the amount of \$60.00.
5. Ten prints of the zone change map submitted with the application entitled, "Zone Change Map, 50 Cook Drive, Montville, CT. Dated 1/9/26" prepared by Wright-Pierce.
6. Ten prints of the survey of the property proposed for rezoning entitled "Improvement Location Survey – Town of Montville Water Tower – 50 Cook Drive, Montville CT, Dated 10/16/25, By: CLA Engineers, Inc. 317 Main Street, Norwich, CT 06360, Phone (860) 886-1966, Fax (860) 866-9165."
7. Ten copies of the List of Property Owners owning property within 500 feet of any portion of the application parcel.

1/8/2026

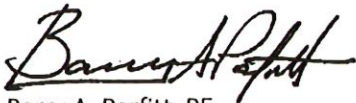
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We request that you place this application on the next available agenda of the Town of Montville Planning and Zoning Commission for consideration. Additionally, we request that the Town of Montville Planning and Zoning Commission schedule a public hearing on the zone change application.

Sincerely,

**WRIGHT-PIERCE**



Barry A. Parfitt, PE

Project Manager

[barry.parfitt@wright-pierce.com](mailto:barry.parfitt@wright-pierce.com)