

February 9, 2026

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

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

Dear Meredith,

Please find enclosed copies of the notices that were mailed to all property owners within 500 feet of 50 Cook Drive in connection with our zone change application. Each letter included the public hearing notice provided by your office. These notifications were sent to inform the abutters of the public hearing scheduled for February 24, 2026, at 6:00 p.m., in accordance with the procedures adopted by the Montville Planning and Zoning Commission.

Also enclosed are the Certificates of Mailing issued by the United States Postal Service, confirming that all notices were mailed on February 5, 2026.

Should you have any questions or require additional information, please feel free to contact me at (860) 852-1914, or Mariusz Jedrychowski at (860) 852-1930.

Thank you.

Sincerely,

**WRIGHT-PIERCE**



Barry A. Parfitt, PE

Project Manager

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

cc: Ron McDaniel, WPCA Administrator

February 4, 2026

Zhi-Qiang Zhu  
Su-Yun Li  
45 Cook Drive  
Uncasville, CT 06382

**COPY**

**SUBJECT: Zone Change Application Public Hearing  
50 Cook Drive, Montville, CT**

Dear Property Owners,

The Town of Montville owns a 0.25-acre parcel located at 50 Cook Drive in Montville, which is used as the site of the Town's public water storage tank supply. The property is accessible from Cook Drive and through existing connecting easements. It is bordered 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-20M), and to the west by land owned by Karen A. Kingsborough (zoned R-20).


The parcel at 50 Cook Drive is currently zoned R-20 (Residential). On behalf of the Town, we have submitted an application to the Montville Planning and Zoning Commission requesting a change in zoning classification to "Government." This change is intended to align the property's zoning classification with its current municipal use for the public water utility and accommodate the recent construction of a new water storage tank.

A public hearing on this zone change application has been scheduled by the Montville Planning and Zoning Commission for Tuesday, February 24, 2026, at 6:00 p.m. at the Montville Town Hall – Town Council Chambers located at 310 Norwich-New London Turnpike, Uncasville, CT 06382. You are receiving this notice because you are the recorded owner of property located within 500 feet of the parcel for which the zone change is being requested.

For your reference, a copy of the public hearing notice to be published by the Town of Montville for this public hearing is enclosed. If you have any questions or require additional information regarding this application, you can contact me at (860) 852-1914 or the Montville Planning Department at (860) 848-6779.

Sincerely,  
**WRIGHT-PIERCE**

  
Barry A. Parfitt, PE  
Project Manager  
barry.parfitt@wright-pierce.com

 **Certificate of Mail**  
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail. This form may be used for domestic and international mail.

From: WRIGHT-PIERCE  
213 COURT ST, STE 501  
MIDDLETOWN, CT 06457

To: ZHI-QIANG ZHU  
SU-YUN LI  
45 COOK DR.  
UNCASVILLE, CT 06382



U.S. POSTAGE PAID  
FORM LETTER  
MIDDLETOWN, CT  
06457-26  
FEB 09, 26  
AMOUNT  
**\$2.40**  
S2323V501256-95

TOWN OF MONTVILLE  
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on February 24, 2026 at 6 pm at Council Chambers, Montville Town Hall, 310 Norwich-New London Tpke, Uncasville, CT for the following application: **26 ZC 1 – 50 Cook Drive (099-009-001) Zone Change from R-20 to Government** Owner -Town of Montville, Applicant – Barry Parfitt, PE on behalf of the WPCA. At this public hearing, persons may be heard & written communications will be received. Meeting materials are on the Town of Montville Website at <https://www.townofmontville.org/form-repository/26-zc-1-zone-change/> William Pieniadz, Chairman

To be published in the New London Day on February 11<sup>th</sup> and February 18, 2026.

Account #10610-53008 on Invoice

February 4, 2026

Vizion Enterprises  
c/o Dr. Vlad Coric  
381 Boston Post Road  
Madison, CT 06443

**COPY**

**SUBJECT: Zone Change Application Public Hearing  
50 Cook Drive, Montville, CT**

Dear Dr. Coric,

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From: WRIGHT - PIERCE  
213 COURT ST, STE 501  
MIDDLETOWN, CT 06457

To: VIZION ENTERPRISES  
C/O DR. V. CORIC  
381 BOSTON POST RD  
MADISON, CT 06443

PS Form 3817, April 2007 PSN 7530-02-000-9065

  
RDC 99

U.S. POSTAGE PAID  
FORM LETTER  
MIDDLETOWN, CT  
FEB 05 26  
AMOUNT  
**\$2.40**  
S2323Y/501256-9

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February 4, 2026

MTIC Acquisitions LLC  
13 Crow Hill Road  
Uncasville, CT 06382-1118

**COPY**

**SUBJECT: Zone Change Application Public Hearing  
50 Cook Drive, Montville, CT**

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From: WRIGHT-PIERCE  
213 COURT ST, STE 501  
MIDDLETOWN, CT 06457

To: MTIC ACQUISITIONS LLC  
13 CROW HILL RD  
UNCASVILLE, CT 06382-1118

PS Form 3817, April 2007 PSN 7530-02-000-9065



U.S. POSTAGE PAID  
FCM LETTER  
MIDDLETOWN, CT  
06457  
FEB 05, 26  
AMOUNT  
**\$2.40**  
S2323Y501 256-91

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February 4, 2026

Richard Gladue  
44 Cook Road  
Uncasville, CT 06382

**COPY**

**SUBJECT: Zone Change Application Public Hearing  
50 Cook Drive, Montville, CT**

Dear Richard,

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From: WRIGHT-PIERCE  
213 COURT ST, STE 501  
MIDDLETOWN, CT 06457

To: RICHARD GLADUE  
44 COOK RD  
UNCASVILLE, CT 06382

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February 4, 2026

Roger C Gregoire  
28 Cook Road  
Uncasville, CT 06382

**COPY**

**SUBJECT: Zone Change Application Public Hearing  
50 Cook Drive, Montville, CT**

Dear Roger,

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213 COURT ST, STE 501  
MIDDLETOWN, CT 06457

To: ROGER GREGOIRE  
28 COOK RD  
UNCASVILLE, CT 06382



U.S. POSTAGE PAID  
FOR LETTER  
MIDDLETOWN, CT  
06457  
FEB 05 26  
AMOUNT  
**\$2.40**  
S2323Y501256-3

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February 4, 2026

K2 Towers III LLC  
57 E Washington Street  
Chagrin Falls, OH 44022

**COPY**

**SUBJECT: Zone Change Application Public Hearing  
50 Cook Drive, Montville, CT**

Dear Property Owner,

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From: **WRIGHT - PIERCE**  
**213 COURT ST, STE 501**  
**MIDDLETOWN, CT 06457**

To: **K2 TOWER III LLC**  
**57 E. WASHINGTON ST**  
**CHAGRIN FALLS, OH 44022**



U.S. POSTAGE P  
FROM LETTER P  
MIDDLETOWN, CT  
06457  
FEB 05 26  
AMOUNT  
**\$2.40**  
S2323Y501256-3

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February 4, 2026

Karen A. Kingsborough  
16 Cardinal Road  
East Lyme, CT 06333-1041

**COPY**

**SUBJECT: Zone Change Application Public Hearing  
50 Cook Drive, Montville, CT**

Dear Karen,

The Town of Montville owns a 0.25-acre parcel located at 50 Cook Drive in Montville, which is used as the site of the Town's public water storage tank supply. The property is accessible from Cook Drive and through existing connecting easements. It is bordered 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-20M), and to the west by land owned by Karen A. Kingsborough (zoned R-20).


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barry.parfitt@wright-pierce.com

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From: WRIGHT-PIERCE  
213 COURT ST, STE 501  
MIDDLETOWN, CT 06457

To: KAREN A KINGSBOROUGH  
16 CARDINAL RD  
EAST LYME, CT 06333-1041

PS Form 3817, April 2007 PSN 7530-02-000-9065



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MIDDLETOWN, CT  
06457  
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Paul H Kleeman Jr  
Barbara A Choate  
Elizabeth M Piascik  
8 Palm Ter Unit 404  
Belleair, FL 33756

**COPY**

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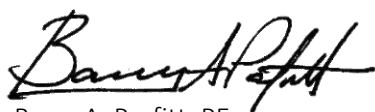
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 **UNITED STATES  
POSTAL SERVICE®** **Certificate Of Mailing**

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From: WRIGHT-PIERCE  
213 COURT ST, STE 501  
MIDDLETOWN, CT 06457

To: PAUL H. KLEEMANN JR  
BARBARA A. CHOATE  
ELIZABETH M. PIASCIK  
8 PALM TER, UNIT 404  
BELLEAIR, FL 33756

PS Form 3817, April 2007 PSN 7530-02-000-9065



U.S. POSTAGE PA  
FOR LETTER  
MIDDLETOWN, CT  
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AMOUNT  
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KT Tower Enterprises LLC  
PO Box 374  
Uncasville, CT 06382-0374

**COPY**

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To: KT TOWER ENTERPRISES LLC  
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UNCASVILLE, CT 06382-0374

PS Form 3817, April 2007 PSN 7530-02-000-9065



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TOWN OF MONTVILLE  
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on February 24, 2026 at 6 pm at Council Chambers, Montville Town Hall, 310 Norwich-New London Tpke, Uncasville, CT for the following application: **26 ZC 1 – 50 Cook Drive (099-009-001) Zone Change from R-20 to Government** Owner -Town of Montville, Applicant – Barry Parfitt, PE on behalf of the WPCA. At this public hearing, persons may be heard & written communications will be received. Meeting materials are on the Town of Montville Website at <https://www.townofmontville.org/form-repository/26-zc-1-zone-change/> William Pieniadz, Chairman

To be published in the New London Day on February 11<sup>th</sup> and February 18, 2026.

Account #10610-53008 on Invoice

February 4, 2026

Paul C Marto  
20 Cook Road  
Uncasville, CT 06382

**COPY**

**SUBJECT: Zone Change Application Public Hearing  
50 Cook Drive, Montville, CT**

Dear Paul,

The Town of Montville owns a 0.25-acre parcel located at 50 Cook Drive in Montville, which is used as the site of the Town’s public water storage tank supply. The property is accessible from Cook Drive and through existing connecting easements. It is bordered 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-20M), and to the west by land owned by Karen A. Kingsborough (zoned R-20).

The parcel at 50 Cook Drive is currently zoned R-20 (Residential). On behalf of the Town, we have submitted an application to the Montville Planning and Zoning Commission requesting a change in zoning classification to “Government.” This change is intended to align the property’s zoning classification with its current municipal use for the public water utility and accommodate the recent construction of a new water storage tank.

A public hearing on this zone change application has been scheduled by the Montville Planning and Zoning Commission for Tuesday, February 24, 2026, at 6:00 p.m. at the Montville Town Hall – Town Council Chambers located at 310 Norwich-New London Turnpike, Uncasville, CT 06382. You are receiving this notice because you are the recorded owner of property located within 500 feet of the parcel for which the zone change is being requested.

For your reference, a copy of the public hearing notice to be published by the Town of Montville for this public hearing is enclosed. If you have any questions or require additional information regarding this application, you can contact me at (860) 852-1914 or the Montville Planning Department at (860) 848-6779.

Sincerely,  
**WRIGHT-PIERCE**

  
Barry A. Parfitt, PE  
Project Manager  
barry.parfitt@wright-pierce.com

 **UNITED STATES POSTAL SERVICE®** **Certificate Of Mail**

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From: WRIGHT-PIERCE  
213 COURT ST, STE 501  
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To: PAUL C. MARTO  
20 COOK RD  
UNCASVILLE, CT 06382

RDC 99 

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Account #10610-53008 on Invoice

February 4, 2026

Richard J Morgan  
PO Box 256  
Uncasville, CT 06382-0256

**COPY**

**SUBJECT: Zone Change Application Public Hearing  
50 Cook Drive, Montville, CT**

Dear Richard,

The Town of Montville owns a 0.25-acre parcel located at 50 Cook Drive in Montville, which is used as the site of the Town's public water storage tank supply. The property is accessible from Cook Drive and through existing connecting easements. It is bordered 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-20M), and to the west by land owned by Karen A. Kingsborough (zoned R-20).

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Sincerely,  
**WRIGHT-PIERCE**

  
Barry A. Parfitt, PE  
Project Manager  
barry.parfitt@wright-pierce.com

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From: WRIGHT - PIERCE  
213 COURT ST, STE 501  
MIDDLETOWN, CT 06457

To: RICHARD MORGAN  
PO BOX 256  
UNCASVILLE, CT 06382-02



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MIDDLETOWN, CT  
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