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February 16, 2026

Ms. Meredith Badalucca, CZEO
Assistant Planner
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

**Re: #25 SUB 7 and #25 SP 1
47 Sharp Hill Road**

Dear Meredith,

Pursuant to approvals granted November 18, 2025 for the above referenced project, we respectfully request an extension of 90 days for recording of mylars from the expiration of the initial 90-day period. The notice of decision was recorded in the office of the Town Clerk on January 28, 2026, at Volume 720, Page 962, a copy is attached for reference.

We are in the final process of addressing staff and town engineer's conditions of approval and anticipate submission of final plans in the next few weeks.

Thank you for your assistance and please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

John U. Faulise Jr., L.S.
Principal, Boundaries LLC





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

APPLICATION: #25 SUB 7 and #25 SP 1
LOCATION: 47 Sharp Hill Road (023-063-000)
OWNER: R&N Holding Company, LLC
APPLICANT: Mt. Kineo Builders, LLC
REPRESENTATIVE(S): John Faulise, LS; Boundries, LLC
 William Sweeney, Esq., TCORS
PROJECT: 23-Lot Cluster Re-subdivision
DATE OF APPROVAL: November 18, 2025

COMMISSION ACTION: APPROVE WITH CONDITIONS as follows:

APPROVE with CONDITIONS numbers 1-29 as indicated in the staff report dated November 18, 2025, Application 25 SUB 7 and 25 SP 1 for a 23 lot cluster re-subdivision of 47 Sharp Hill Road (Parcel ID: 023-063-000) in that the application, supporting documents and a plan set entitled “Resubdivision Plans Evergreen Hills, 23-lot Residential Resubdivion, 47 Sharp Hill Road, Montville, Connecticut 06382, Prepared for MT Kineo Builders, LLC, Dated July 10, 2025, Revised November 12, 2025” comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

CONDITIONS:

Conditions prior to endorsement of final plans:

1. Plans shall be revised to address Assistant Planner Technical Review Comments listed in Staff Report dated November 18, 2025.
2. Plans shall be revised to address CLA’s review comments dated November 17, 2025. CLA shall review and approve revisions.
3. Provide offers of deed per SR 4.7.4 for review and approval by the Town Attorney.
4. Right of Access and Maintenance Easement, Drainage Easement, Walking Trail Easement and Sightline Easement shall be review and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
5. Certificate of Title shall be reviewed and approved by the Town Attorney.
6. Shared driveway agreement shall be reviewed and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
7. Warranty Deeds and Easements granted to the Town of Montville shall be accepted by the Town Council.
8. Performance Bond in the amount of \$1,130,000.00 shall be posted.
9. Per SR Section 3.9 (GIS) and ZR Section 17.3: Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
10. 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.
11. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
12. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
13. A list outlining any 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.
14. All Town Engineer referral invoices shall be paid pursuant to the Town of Montville Ordinance No. 2007-002.

General conditions:

15. Special permit shall be recorded in accordance with ZR Section 4.4.
16. Special permit endorsement and filing shall meet the requirements of ZR Section 16.4.c.6
17. Approved Warranty Deeds, Easement Documents, Shared Driveway Agreements and Conditions of Approval shall be filed on the Land Records with the final endorsed mylars.
18. The Sightline Easement over #45 Sharp Hill Road shall be conveyed to the Town of Montville with or prior to acceptance of the road.
19. No work shall commence until mylars signed by the Planning and Zoning Commission have been filed on the Town of Montville Land Records.
20. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.
21. Construction inspections for public improvements will be required in accordance with the Town Road Standards, Section 50.
22. Copies of the registration and inspection reports for the CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities shall be provided to the Town throughout construction.
23. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to road acceptance.
24. Road monumentation must be installed and reflected on the record plan prior to acceptance.
25. The Montville Dept. of Public Works shall be contacted prior to the drainage construction to verify the layout and inspect the work.
26. 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 conveyance of any lot and issuance of Zoning Permit for individual lot development:


27. All public improvements shall be completed. Public Works and the Town Engineer shall inspect and accept said work prior to completion of an as-built plan.
28. An as-built plan certified to Class A-2 accuracy shall be submitted. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plan. Any deviations or omissions must be noted.
29. Wetland placards shall be placed by LS at 50' URA on lot 1 and lot 4.

Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.



Meredith Badalucca
Assistant Planner
Department of Land Use and Development

Received for Record at Montville, CT
On 01/28/2026 At 9:20:32 am



Montville, CT
Katie Haring Town Clerk
310 Norwich New London Turnpike
Uncasville, CT 06382
Phone Number: (860)848-6784
E-Mail: kharing@montville-ct.org

Official Receipt: 2026-00000258
Printed on 01/28/2026 at 09:21:13 AM
By: 44 on TOWNCLERK-05

CUSTOMER
Date Recorded: 01/28/2026
Instrument ID Recorded Time Amount
Bk 720 Pg 962 09:20:32 AM \$75.00

RECORDING
R & N HOLDING COMPANY L L C
TO: R & N HOLDING COMPANY L L C
Accounts Amount
DOC PRESERVATION STATE \$8.00
DOC PRESERVATION TOWN \$4.00
TOWN CLERK FEES \$15.00
FARM LAND PRESERVATION STATE \$45.00
LOCIP \$3.00

Itemized Check Listing \$75.00
Check # 1234

Total Due: \$75.00
Paid By Check: \$75.00
Change Tendered: \$0.00

ENJOY YOUR DAY