

March 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 March 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 March 3, 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

A handwritten signature in blue ink that reads "Barry A. Parfitt".

Barry A. Parfitt, PE

Project Manager

barry.parfitt@wright-pierce.com

cc: Ron McDaniel, WPCA Administrator

February 26, 2026

COPY

Richard Gladue
44 Cook Road
Uncasville, CT 06382

**SUBJECT: Zone Change Application Public Hearing – Rescheduled
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).


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 rescheduled by the Montville Planning and Zoning Commission for Tuesday, March 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 Mailing** To pay fee, affix stamps or meter postage here.

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

From: WRIGHT-PIERCE
213 COURT STREET
SUITE 501
MIDDLETOWN, CT 06457

To: RICHARD GLADUE
44 COOK ROAD
UNCASVILLE, CT 06382

Postmark Here
MAR 2 2026

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on March 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 March 11th and March 18, 2026.

Account #10610-53008 on Invoice

February 26, 2026

COPY

Roger C Gregoire
28 Cook Road
Uncasville, CT 06382

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

Dear Roger,

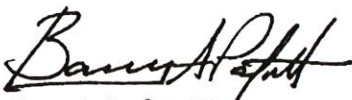
The Town of Montville owns a 0.25-acre parcel located at 50 Cook Drive in Montville, which is used as the site of the Town's public water storage tank supply. The property is accessible from Cook Drive and through existing connecting easements. It is bordered to the north and east by land owned by K2 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 rescheduled by the Montville Planning and Zoning Commission for Tuesday, March 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 Mailing To pay for airmail stamps or meter postage here

The Certificate of Mailing provides evidence the mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From WRIGHT-PIERCE
213 COURT STREET
SUITE 501
MIDDLETOWN, CT 06457

To ROGER C. GREGOIRE
28 COOK ROAD
UNCASVILLE, CT 06382

MAR 26 2026
Postmark Here

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on March 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 March 11th and March 18, 2026.

Account #10610-53008 on Invoice

February 26, 2026

COPY

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

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

Dear Property Owner,

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 rescheduled by the Montville Planning and Zoning Commission for Tuesday, March 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 Mailing** To pay fee, affix stamps or meter postage here

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

From: WRIGHT-PIERCE
213 COURT STREET
SUITE 501
MIDDLETOWN, CT 06457

To: K2 TOWERS III LLC
57 E. WASHINGTON STREET
CHAGRIN FALLS, OH 44022

Postmark Here

Mar 24 2026

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on March 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 March 11th and March 18, 2026.

Account #10610-53008 on Invoice

February 26, 2026

COPY

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

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

Dear Karen,

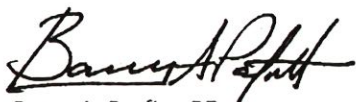
The Town of Montville owns a 0.25-acre parcel located at 50 Cook Drive in Montville, which is used as the site of the Town's public water storage tank supply. The property is accessible from Cook Drive and through existing connecting easements. It is bordered to the north and east by land owned by K2 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).

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 rescheduled by the Montville Planning and Zoning Commission for Tuesday, March 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 Mailing To pay fee, affix stamps or meter postage here.

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

From: WRIGHT-PIERCE
213 COURT STREET
SUITE 501
MIDDLETOWN, CT 06457

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

Postmark Here 

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on March 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 March 11th and March 18, 2026.

Account #10610-53008 on Invoice

February 26, 2026

COPY

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

**SUBJECT: Zone Change Application Public Hearing – Rescheduled
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 rescheduled by the Montville Planning and Zoning Commission for Tuesday, March 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 Mailing** To pay fee, affix stamps or meter postage here

From: Wright-Pierce
213 Court Street
Suite 501
Middletown, CT 06457

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

Postmark Here 

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

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on March 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 March 11th and March 18, 2026.

Account #10610-53008 on Invoice

February 26, 2026

COPY

KT Tower Enterprises LLC
PO Box 374
Uncasville, CT 06382-0374

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

Dear Property Owner,

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 rescheduled by the Montville Planning and Zoning Commission for Tuesday, March 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 Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been submitted to USPS® for mailing.

This

Free

Wright-Pierce -
213 Court Street -
Suite 501 -
Middletown, CT 06457 -

To: KT TOWER ENTERPRISES LLC
PO Box 374
UNCASVILLE, CT 06382-0374

Postmark Here

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on March 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 March 11th and March 18, 2026.

Account #10610-53008 on Invoice

February 26, 2026

COPY

Paul C Marto
20 Cook Road
Uncasville, CT 06382

**SUBJECT: Zone Change Application Public Hearing – Rescheduled
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 rescheduled by the Montville Planning and Zoning Commission for Tuesday, March 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 Mailing** To pay fee, affix stamps or meter postage here.

From: Wright-Pierce
213 Court Street
Suite 501
Middletown, CT 06457

To: PAUL C MARTO
20 COOK ROAD
UNCASVILLE, CT 06382

Postmark Here 

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on March 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 March 11th and March 18, 2026.

Account #10610-53008 on Invoice

February 26, 2026

COPY

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

**SUBJECT: Zone Change Application Public Hearing – Rescheduled
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).

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 rescheduled by the Montville Planning and Zoning Commission for Tuesday, March 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 Mailing** To pay fee, affix stamps or meter postage here

Time of Mailing _____
Date of Mailing _____

From: Wright-Pierce
213 Court Street
Suite 501
Middletown, CT 06457

To: RICHARD J MORGAN
PO BOX 256
UNCASVILLE, CT 06382-0256 Postmark Here

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on March 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 March 11th and March 18, 2026.

Account #10610-53008 on Invoice

February 26, 2026

COPY

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

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

Dear Property Owner,

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 rescheduled by the Montville Planning and Zoning Commission for Tuesday, March 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 Mailing	To pay fee, affix stamps or meter postage here
First Class		150mg
From	Wright-Pierce 213 Court Street Suite 501 Middletown, CT 06457	- - - -
To:	<u>MTIC ACQUISITIONS LLC</u> <u>13 CROW HILL ROAD</u> <u>UNCASVILLE, CT 06382-1118</u>	Postmark Here

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on March 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 March 11th and March 18, 2026.

Account #10610-53008 on Invoice

February 26, 2026

COPY

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

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

Dear Dr. Coric,


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 rescheduled by the Montville Planning and Zoning Commission for Tuesday, March 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 Mailing To pay for any stamps or meter postage here

This Certificate of Mailing must be presented to USPS for mailing.

From: Wright-Pierce
213 Court Street
Suite 501
Middletown, CT 06457

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

Postmark Here

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on March 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 March 11th and March 18, 2026.

Account #10610-53008 on Invoice

February 26, 2026

COPY

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

**SUBJECT: Zone Change Application Public Hearing – Rescheduled
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 rescheduled by the Montville Planning and Zoning Commission for Tuesday, March 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 Mailing To pay fee, affix stamps or meter postage here.

This can't be sent by First-Class Mail®

From: Wright-Pierce
213 Court Street
Suite 501
Middletown, CT 06457

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

Postmark Here

TOWN OF MONTVILLE
NOTICE OF PUBLIC HEARING

The Montville PZC will hold a public hearing on March 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 March 11th and March 18, 2026.

Account #10610-53008 on Invoice