

From: [Richard S. Cody](#)
To: [Meredith Badalucca](#)
Cc: [Dennis Goderre](#); [Katherine Rose](#); [Stacy Radford](#)
Subject: RE: 26 SUB 1 - 211 Chapel Hill Road
Date: Wednesday, September 16, 2026 3:11:28 PM
Attachments: [image001.png](#)

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Hi Meredith

I reviewed this deed and the plans. The plans depict the land to be deeded to the Town to be a strip of land running along the roadway and crossing two driveways. What I don't see is exception taken in the proposed deed for the two driveways, meaning that the lots will be essentially landlocked and/or the Town's title subject to implied easements (the latter of which would breach the warranties). This should be straightened out.

Thanks.

Rich Cody
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Attorneys At Law
P.O. Box 1591
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rcody@sswbgg.com

From: Meredith Badalucca <mbadalucca@montville-ct.org>
Sent: Tuesday, September 15, 2026 4:20 PM
To: Richard S. Cody <RCody@sswbgg.com>
Cc: Dennis Goderre <dgoderre@montville-ct.org>; Katherine Rose <krose@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>
Subject: 26 SUB 1 - 211 Chapel Hill Road

Good afternoon Rich,

Could you please review the attached Warranty Deed prepared by Attorney Bill McCoy for proposed road widening strips. I will ask the applicant's engineer to relabel the "proposed taking area A and B" to read "Area to be Conveyed to the Town of Montville".

The link to all the file documents is below.

[https://link.edgepilot.com/x/Mh3E2zX30Pm1tHFQrlgPhg?
u=https://www.townofmontville.org/form-repository/2026-application-26-sub-1-211-chapel-hill-
road-2-lot-subdivision/](https://link.edgepilot.com/x/Mh3E2zX30Pm1tHFQrlgPhg?u=https://www.townofmontville.org/form-repository/2026-application-26-sub-1-211-chapel-hill-road-2-lot-subdivision/)

This application is on the agenda for September 22nd. However, the decision required date is October 29th, should you not be able to review prior to Tuesday's meeting.

Thank you,



Meredith Badalucca, CZE0

Assistant Planner

Town of Montville

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