

Town of Montville Planning and Zoning Commission

Public Hearing/Regular Meeting Agenda

January 25, 2022, 6:00 p.m. Town Council Chambers – Town Hall

All persons in attendance must wear a face mask and remain six feet from others. Comments will only be accepted at times designated during public hearings by the Chair of the meeting. The Planning and Zoning Commission Rules of Procedure, decorum, timeliness and suitability shall be followed and enforced.

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Roll Call.**
4. **Public Hearings/Applications:**
 - a. **Public Hearing. PZ# 221-1 POCD** – Application of the Montville Planning & Zoning Commission for 2021 Proposed Amendments to the 2010 Montville Plan of Conservation and Development. (*PH open 12/14/21 – Continued to 1/25/22*).
 - b. **Discussion & Decision. PZ# 221-1 POCD** – Application of the Montville Planning & Zoning Commission for 2021 Proposed Amendments to the 2010 Montville Plan of Conservation and Development. (*DRD – N/A. PZC Application*)
 - c. **Public Hearing: 221 6 PA21 ADU** – Application of the Montville Planning & Zoning Commission for opt out of the requirements of Public Act 21 regarding accessory dwelling units. (*PH must close by N/A. PZC Application*)
 - d. **Discussion & Decision. 221 6 PA21 ADU** - Application of the Montville Planning & Zoning Commission for opt out of the requirements of Public Act 21 regarding accessory dwelling units. (*DRD – N/A. PZC Application*)
5. **Old Business:**
 - a. 221 SITE 4 – 1967 – 1981 Route 32 (099-061, 062, 064, 066, 067 & 068) Applicant: Garrett Homes, LLC Owner: Deborah Parker, Trustee of the Doris Antonino Family Trust - Proposed Retail Development including construction of an about 10,700SF retail building (*Submitted 10/29/21, Date of Receipt 11/9/21, Decision Required Date 1/12/22, Extension Granted on 12/16/21 to 1/25/22*).
6. **New Business:**
 - a. 221 SITE 6 – 410 - 412 Maple Avenue (Rockland Overlook Industrial Condo), Applicant/Owner: Advanced Associates, LLC – Agent: Attorney Harry Heller for proposed 4000SF Industrial Garage for tree service trucks & equipment. (*Submitted 12/28/21, Date of Receipt 1/25/22, DRD 3/30/22*).
 - b. 22 SITE 1- 82 Jerome Rd, 15 Jerome Ave, 232 Norwich-New London Turnpike (069-042, 051, 061) Applicant/Owner: Village Apartments, LLC and Owner, Connecticut Multifamily Equities II, LLC - Agent: Attorney Harry Heller for three (3) proposed Multi-Family Buildings for 160 Dwelling Units and associated site improvements. (*Submitted 1/12/22, Date of Receipt 1/25/22, DRD 3/30/22*)
 - c. 22 HOME 7 – 531 Route 163 (031-007-00A) Applicant/Owner: Dillon Troxell/DLT Supply LLC for Home Occupation Firearms sales.
7. **Zoning Matters.**
 - a. January Zoning Officer Report
8. **Town Planner Report.**
 - a. Continued Discussion of Public Act 21 and Legislation Impacting Development & Land Use Procedures.
9. **Other Business:**
10. **Correspondence:** None
11. **Minutes:**
 - a. Approval of the December 14, 2021 Public Hearing/Regular Meeting Minutes.
12. **Executive Session:**
13. **Adjournment.**