

Town of Montville Planning and Zoning Commission

Regular Meeting Agenda

April 26, 2022, 6:00 p.m. Town Council Chambers – Town Hall

Town of Montville has lifted the mask mandate effective Monday, February 28, 2022 throughout Town facilities in coordination with our schools. Although the mask mandate has been lifted, Uncas Health strongly recommends that all individuals, both vaccinated and unvaccinated, continue to wear masks indoors. 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:** None
5. **Old 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. (*Date of Receipt 1/25/22, DRD 3/30/22 – Tabled from 3/22/22 Meeting w/27-day ext.*). **APPLICATION WITHDRAWN.**
 - b. **22 SITE 1- 82 Jerome Rd, 15 Jerome Ave, 232 Norwich-New London Turnpike,** Applicant/Owner: Village Apartments, LLC and Connecticut Multifamily Equities II, LLC - Agent: Attorney Harry Heller for three (3) proposed new Multi-Family Buildings for 160 Dwelling Units and associated site improvements. (*Date of Receipt 2/22/22, DRD 3/30/22 – Tabled from 3/22/22 meeting w/27-day ext.*).
 - c. **22 SITE 3 – 612 Route 82 -** Applicant: Oakdale Food Stop - Owner: Leemilts Petroleum, Inc. for proposed Gas Station/Convenience Store Renovation & Addition and associated site improvements. (*Submitted 2/8/22, Date of Receipt 2/22/22, DRD 4/28/22*). **Applicant grants the Commission a 27-day extension of time and requests the application be tabled to the May 24, 2022 regular meeting.**
 - d. Discussion of FY 22/23 DRAFT Capital Improvement Plan.
6. **New Business:**
 - a. **22 SUB 1 – 82B Pires Drive** Applicant/Owner: Chestnut Ridge, LLC – Agent: Attorney Harry Heller for 1 Lot Resubdivision (*Submitted 4/6/22, Date of Receipt 4/26/22, PH must open by 6/30/22*).
 - b. **22 PZ 1 – Affordable Housing Plan** Application of Montville Planning & Zoning Commission for 2022 Proposed Town of Montville Affordable Housing Plan (*DRD – N/A PZC Application*).
7. **Zoning Matters.** ZEO Report.
8. **Town Planner Report.** Projects update.
9. **Other Business:** None.
10. **Correspondence.**
11. **Minutes:**
 - a. Approval of the March 22, 2022 Regular Meeting Minutes.
12. **Executive Session:** None.
13. **Adjournment.**