

TOWN OF MONTVILLE
Zoning Board of Appeals
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779
Email: planningdept@montville-ct.org

Regular Meeting/Public Hearing Agenda

June 1, 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 Zoning Board of Appeals Rules of Procedure, decorum, timeliness and suitability shall be followed and enforced.

1. **Call to Order.**
2. **Roll Call.**
3. **Minutes:** Approve the Minutes of the December 1, 2021 Meeting.
4. **Executive Session:** None.
5. **Public Hearings/Application:**
 - a. **Public Hearing. 22 ZBA 1** – Owner/Applicant: Hassan/Hussain LLC – An application for a Certificate of Location Approval for a Motor Vehicle Fueling Facility (Gas Station/Convenience Store) to be located at 2040 Route 32 (M/B/L 103-001-00A), Uncasville, CT. (*App. Submitted 04/25/22, Date of Receipt 05/04/22. Public Hearing set for 06/01/22.*)
 - b. **Discussion & Decision 22 ZBA 1** - Owner/Applicant: Hassan/Hussain LLC – An application for a Certificate of Location Approval for a Motor Vehicle Fueling Facility (Gas Station/Convenience Store) to be located at 2040 Route 32 (M/B/L 103-001-00A), Uncasville, CT (*DRD 65 days from close of public hearing.*)
6. **New Business:** None
7. **Old Business:**
 - a. **WITHDRAWN - 221 ZBA 2** – Applicants, Richard and Denise Gladue, Roger and Cheryl Gregoire, Christian and Hope Case for Appeal of the August 30, 2021 decision letter of the Zoning Enforcement Officer regarding the properties located at 1856 and 1874 Route 32 (Assessor’s Map 99 Lots 2 & 16). (*Received 10/6/21, 11/3/21 PH postponed to 12/1/21, Extension of Time Granted by Applicant to postpone opening of PH to 1/5/2022.*) **Appeal withdrawn on December 14, 2021, via email by Applicant Agent, Attorney Jon B. Chase.**
8. **Other Business:** None
9. **Adjournment:**

**Note: No New Business Will Be Discussed After 11:00 PM and
All Board Business Will Cease at 11:30 P.M.
Any Unfinished Business Will Be Continued to the Next Meeting.**