

**Town of Montville Planning and Zoning Commission**  
**Public Hearing/Regular Meeting Agenda**  
**June 28, 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:**
  - a. Public Hearing: 22 PZ 1 – Affordable Housing Plan - Application of Montville Planning & Zoning Commission for adoption of 2022 Proposed Town of Montville Affordable Housing Plan (Rec 04/26/22, PH must close by N/A - PZC Application).**
  - b. Discussion & Decision: 22 PZ 1 – Affordable Housing Plan Application of Montville Planning & Zoning Commission for 2022 Proposed Town of Montville Affordable Housing Plan (Rec 04/26/22, Tabled from 5/24/22 meeting, DRD – N/A PZC Application).**
  - c. Public Hearing: 22 SUB 2 (Resub) – Monahan Drive (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a 29-Lot Resubdivision. (PH must close by 8/1/2022).**
  - d. Discussion & Decision: 22 SUB 2 (Resub) – Monahan Drive (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a 29-Lot Resubdivision. (Submitted 5/18/22, Date of Receipt 5/24/22, Tabled from 5/24/22 meeting, DRD 65 days from close PH).**
  - e. Public Hearing: 22 SP 1 (Cluster Resub) - Monahan Drive (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a Special Permit for a 29-Lot Cluster Resubdivision (PH must close by 8/1/22).**
  - f. Discussion & Decision: 22 SP 1 (Cluster Resub) - Monahan Drive (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a Special Permit for a 29-Lot Cluster Resubdivision (Submitted 5/18/22, Date of Receipt 5/24/22, Tabled from 5/24/22 meeting, DRD 65 days from close PH).**

**5. Old Business:**

- a. **22 SITE 5** – 125 Depot Rd (M/B/L 071-007-000) & 133 Depot Rd (M/B/L 071-001-000), Depot Rd (M/B/L 071-013-000) and 55 Dock Rd (M/B/L 071-008-000), Uncasville, CT – Applicant: Gateway Montville, LLC Owner: Uncasville LLC & Gateway Montville LLC (Lessee) - Agent: Attorney Harry Heller for Site Plan/Coastal Site Plan for Redevelopment of Industrial Properties for Phase I Bulk Material Storage & Handling Facility with Intermodal Capabilities and Phase II Placement of Fill Material for Future Development. *(Submitted 5/12/22, Date of Receipt 5/24/22, DRD 7/28/22).*

**6. New Business:**

- a. **C.G.S. §8-24 Review** for the sale and conveyance of Town property located at 300 Maple Avenue Unit E (M/B/L 082-028-000), Uncasville, CT.
- b. **22 SUB 3** – East Lake Rd (M/B/L 007-035-000) Oakdale, CT – Applicant Sunmar/RAF Builders, LLC Owner: Walter N. Wainwright, Jr. for an 8-Lot Subdivision *(Submitted 6/9/22, Date of Receipt 6/28/22, DRD 9/1/22).*

**7. Zoning Matters.** ZEO Report.

**8. Town Planner Report.** Projects update.

**9. Other Business:** None.

**10. Correspondence.** None.

**11. Minutes:**

- a. Approval of the May 24, 2022 Regular Meeting Minutes.

**12. Executive Session:** None.

**13. Adjournment.**