

Montville Planning & Zoning Commission
REGULAR MEETING
January 24, 2023 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

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.

AGENDA

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Roll Call.**
- 4. Additions or Changes to the Agenda.**
- 5. Minutes:** Approval of the December 13, 2022 Meeting Minutes.
- 6. Public Hearings/Applications:** None.

- 7. Old Business:**
 - a. 22 SITE10 – 303 Route 32, Uncasville, CT (Parcel ID 070/004/000),** Applicant/Owner: James E. Wray, Lombardi Gravel, LLC for site plan approval for multi-family development & associated site improvements. *(Submitted 12/02/22, Date of Receipt 12/13/22, DRD 02/15/23, Tabled from 12/13/22 Reg. Meeting). REQUEST TO TABLE TO 2/28/23 REGULAR MEETING WITH EXTENSION GRANTED.*

 - b. 22 SUB 3 – East Lake Road (M/B/L 007-035-000) –** Applicant, Sunmar/RAF Builders, LLC – Owner, Walter N. Wainright, Jr. for an 8-Lot Subdivision – Request for (final) 90-day extension of time to file subdivision mylars *(Approved with conditions on 7/26/22. Orig. deadline to file subdivision mylars 10/26/22. 90-day extension granted by PZC on 10/25/22. Subsequent deadline to file mylars 1/24/23) REQUEST FOR FINAL 90-DAY EXTENSION OF TIME TO FILE MYLARS ON OR BEFORE 4/24/23.*

- 8. New Business:**
 - a. 23 SITE1- 689 Old Colchester Rd, Uncasville, CT (Parcel ID 030/089/00A),** Applicant/Owner: Atlantic Broadband (CT), LLC for site plan approval for an accessory office building and associated site improvements. *(Submitted 1/10/23, Date of Receipt 1/24/23, DRD 03/29/23).*

- 9. Zoning Matters:** ZEO Report.
- 10. Land Use Director Report:** Development projects update.
- 11. Other Business:**
 - a.** Commission Discussion of Draft Regulations regarding Adult Use Cannabis.
 - b.** Commissioner Training. Town Attorney Matthew Willis, Halloran & Sage - Roles & Responsibilities of the Planning & Zoning Commission.
- 12. Correspondence:** None.
- 13. Executive Session:** None.
- 14. Adjournment.**