

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

**Regular Meeting/Public Hearing Agenda**

**April 5, 2023, 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. Pledge of Allegiance.**
- 3. Roll Call.**
- 4. Minutes:** Approve the Minutes of the January 4, 2023 Meeting.
- 5. Executive Session:** None.
- 6. Public Hearings/Application:**
  - a. Public Hearing 23 ZBA 1** – Owner/Applicant Michael T. & Gilda L. Steifel for a variance of Zoning Regulations Section 13.6 (front & rear yard setbacks) to construct a storage building and storage container a distance of 18 – 20 feet from property lines at 314 Route 163 (082-062-000), Uncasville, CT (*App. Submitted 2/8/23, Date of Receipt 3/1/23, Public Hearing must open by 5/5/23, 35 days to close from date of open*).
  - b. Discussion & Decision 23 ZBA 1** - Owner/Applicant Michael T. & Gilda L. Steifel for a variance of Zoning Regulations Section 13.6 (front & rear yard setbacks) to construct a storage building and storage container a distance of 18 – 20 feet from property lines at 314 Route 163 (082-062-000), Uncasville, CT (*DRD 65 days from close of public hearing*).
  - c. Public Hearing 23 ZBA 2** – Owner/Applicant shot into the dark llc for a variance of Zoning Regulation Section 7.6.3 (rear yard setback) to construct a single family residence a distance of 23.2 feet from rear property line at Lake Drive (108-065-000 & 108-066-000), Oakdale, CT (*App. Submitted 3/17/23, Date of Receipt 4/5/23, Public Hearing must open by 6/9/23, 35 days to close from date of open*).
  - d. Discussion & Decision 23 ZBA 2-** Owner/Applicant shot into the dark llc for a variance of Zoning Regulation Section 7.6.3 (rear yard setback) to construct a single family residence a distance of 23.2 feet from rear property line at Lake Drive (108-065-000 & 108-066-000), Oakdale, CT (*DRD 65 days from close of public hearing*).
- 7. New Business:** None
- 8. Old Business:** None
- 9. Other Business:** None
- 10. 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.**