

Montville Planning & Zoning Commission
REGULAR MEETING
June 27, 2023 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

AGENDA

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Roll Call.**
- 4. Additions or Changes to the Agenda.**
- 5. Minutes:** Approval of the April 25, 2023 Regular Meeting Minutes.
- 6. Remarks from the public not relating to items on the agenda.**

- 7. Public Hearings/Applications:**
 - a. Public Hearing: 23 SP 1 – 486 Fitch Hill Rd (Parcel ID 047-051-000), Uncasville, CT** – Applicant/Owner: N Silver Brook Holdings, LLC – Agent: Attorney Harry Heller for expansion of existing stable. *(Submitted 5/31/2023, Date of Receipt 6/27/23, PH scheduled for 6/27/2023, PH must close by 7/31/23).*
 - b. Discussion & Decision: 23 SP 1 – 486 Fitch Hill Rd (Parcel ID 047-051-000), Uncasville, CT** – Applicant/Owner: N Silver Brook Holdings, LLC – Agent: Attorney Harry Heller for expansion of existing stable. *(Submitted 5/31/23, Date of Receipt 6/27/23, DRD 35 days from close PH).*

- 8. Old Business:**
 - a. 23 SITE 5 – 2040 Route 32 (Parcel ID 103/001/01A), Uncasville, CT** – Applicant/Owner: Hassan/Hussain, LLC for commercial development of proposed gasoline/convenience store facility and associated site improvements. *(Submitted 4/21/23, Date of Receipt 4/25/23, DRD 6/29/23, Postponed from 4/25/2023 meeting, Request to Postpone to 7/25/23 Regular Meeting with Extension Granted).*

- 9. New Business:**
 - a. 23 SITE 7 – 69 Fitch Hill Road (Parcel ID 062-036-000), Uncasville, CT** – Applicant/Owner: Andrew Petrowski for site development with multiple warehouse/office spaces. *(Submitted 6/5/2023, Date of Receipt 6/27/2023, DRD 8/30/2023).*

 - b. 23 SITE 8 – 669 Route 163 (Parcel ID 038-056-000), Oakdale, CT** – Owner: Town of Montville, Applicant: VCP Montville LF, LLC for the proposed site development of a 600 kw AC ground mounted solar array. *(Submitted 6/7/2023, Date of Receipt 6/27/23, DRD 08/30/23).*

 - c. Commission Discussion of Draft Regulations regarding Cannabis Establishments by Sections.**

 - d. Discussion of 2023 Commissioner Training Requirements.**

- 10. Zoning Matters:** ZEO Report.
- 11. Land Use Director Report:** Projects update.
- 12. Other Business:** None.
- 13. Correspondence:** None.
- 14. Executive Session:** None.
- 15. Adjournment.**