

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**October 24, 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 September 26, 2023 Regular Meeting Minutes.
6. **Remarks from the public not relating to items on the agenda.**
7. **Public Hearing/Discussion & Decision:**
  - a. **Public Hearing: 23 SUB 1 – 958 Route 163 (Parcel ID 046-008-000), Oakdale, CT –** Owner/Applicant: The Nevar Company / Dean Fiske for a proposed 2-Lot Resubdivision. *(Submitted 7/26/23, Date of Receipt 8/22/23, Public Hearing Opened 9/26/23, Cont. to 10/24/23. PH must close by 10/30/23).*
  - b. **Discussion & Decision: 23 SUB 1 – 958 Route 163 (Parcel ID 046-008-000), Oakdale, CT –** Owner/Applicant: The Nevar Company / Dean Fiske for a proposed 2-Lot Resubdivision. *(Submitted 7/26/23, Date of Receipt 8/22/23, DRD 65 days from close PH).*
  - c. **Public Hearing: 23 ZC 3 – Zoning Regulation Text Amendment to Amend Section 21A.2.3 (Cannabis Moratorium – Effective Date) –** Applicant, Town of Montville Planning & Zoning Commission. *(Date of Receipt 09/26/23 - PH set for 10/24/23 – PH must close by N/A).*
  - d. **Discussion & Decision: 23 ZC 3 – Zoning Regulation Text Amendment to Amend Section 21A.2.3 (Cannabis Moratorium – Effective Date) –** Applicant, Town of Montville Planning & Zoning Commission. *(Date of Receipt 09/26/23 – DRD N/A).*
8. **Old Business:**
  - a. **23 SITE 9 – 125 Depot Road (Parcel ID 071-007-000), Uncasville, CT –** Applicant: KKSH2 LLC (on behalf of Marine Materials Management Limited Owner: Uncasville LLC/Gateway Montville LLC (Lessee) – Agent: Attorney Harry Heller for a Site Plan/Coastal Site Plan Review for Marine Materials Management Transloading Facility at existing Gateway Terminal. *(Submitted 9/13/23, Date of Receipt 9/26/23, DRD 11/30/23, Tabled from the 10/24/23 meeting).*
9. **New Business:**
  - a. **23SUB3 – 145 Moxley Road (Parcel ID 009-022-000), Uncasville, CT –** Applicant/Property Owner: Sunmar/RAF Builders, LLC for a 2-Lot Subdivision. *(Submitted 10/04/23 – Date of Receipt 10/24/23 – DRD 12/27/23).*
  - b. **23SITE10 – 225 Maple Avenue (Parcel ID 077-041-000), Uncasville, CT –** Applicant/Property Owner: Town of Montville for Site Plan Review for a proposed Animal Control Facility and associated site improvements. *(Submitted 10/06/23 – Date of Receipt 10/24/23 – DRD 12/27/23).*
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.**