

Montville Planning & Zoning Commission
REGULAR MEETING
November 14, 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 October 24, 2023 Regular Meeting Minutes.
6. **Remarks from the public not relating to items on the agenda.**
7. **Executive Session.** Pending litigation Richard George v. Town of Montville Planning & Zoning Commission, Et Al - Docket No. KNL CV21-6054450-S.
8. **Consideration and possible vote on proposed settlement language.** Pending litigation Richard George v. Town of Montville Planning & Zoning Commission, Et Al - Docket No. KNL CV21-6054450-S.
9. **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 11/14/23 with 16-day ext. granted. PH must close by 11/14/23).*
 - 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).*
10. **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, Tabled from the 10/24/23 meeting, DRD 11/30/23).*
 - 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 – Tabled from the 10/24/23 meeting - DRD 12/27/23).*
11. **New Business:**
 - a. Adoption of 2024 Meeting Schedule.
 - b. Election of Officers.
12. **Zoning Matters:** ZEO Report.
13. **Land Use Director Report:** Projects update.
14. **Other Business:** None.
15. **Correspondence:**
 - a. CGS §8-7d (f) Referral - Town of Ledyard, Dated 10/31/23 regarding a Special Use Permit/CAM Application for modification of existing operation 1737 & 1761 Route 12, Gales Ferry, CT.
 - b. CGS §8-3 Referral - Town of Preston, dated 10/31/23 regarding a Zoning Regulation amendment for temporary moratorium on short term rentals.
16. **Executive Session:** None.
17. **Adjournment.**