

Montville Planning & Zoning Commission
PUBLIC HEARING/REGULAR MEETING
January 23, 2024 - 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 December 12, 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 ZC 4 – Zoning Regulation Text Amendment to Add Section 4.11.14, Amend Sections 1.3, 5.2.7, 6.2.6, 7.2.5, 8.2.8, 9.2.6, 9B.2.4, 10.2.6, 11.2.5, 12.2.15, Delete Sections 5.3.3, 6.3.3, 7.3.3, 8.3.1, 9.3.1 and add “This section left intentionally blank.” regarding Family and Group Child Care Home and Child Care Center – Applicant: Town of Montville Planning & Zoning Commission. (Date of Receipt 12/12/2023 – DRD N/A – Public Hearing Opened 1/23/2024).**
 - b. **Discussion & Decision: 23 ZC 4 – Zoning Regulation Text Amendment to Add Section 4.11.14, Amend Sections 1.3, 5.2.7, 6.2.6, 7.2.5, 8.2.8, 9.2.6, 9B.2.4, 10.2.6, 11.2.5, 12.2.15, Delete Sections 5.3.3, 6.3.3, 7.3.3, 8.3.1, 9.3.1 and add “This section left intentionally blank.” regarding Family and Group Child Care Home and Child Care Center – Applicant: Town of Montville Planning & Zoning Commission. (Date of Receipt 12/12/2023 – DRD N/A).**
8. **Old Business:**
 - a. **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 1-Lot Resubdivision. (Submitted 7/26/23, Date of Receipt 8/22/23, DRD 2/26/23, 65 days from 12/12/23 (close of PH) -APPLICATION WITHDRAWN.**
 - b. **23SUB3 – 145 Moxley Road (Parcel ID 009-022-000), Uncasville, CT – Applicant/Property Owner: Sunmar/RAF Builders, LLC for a 2-Lot Subdivision. (Approved with Conditions on 10/24/23) REQUEST FOR 90 DAY EXTENSTION OF TIME TO FILE MYLAR PLANS.**
9. **New Business:**
 - a. **24SITE1 – 245 Route 32 (Parcel ID 070-010-000), Uncasville, CT – Owner/Applicant: Western Group, LLC for Site Plan Modification of 22 SITE 2 for proposed reconfiguration of layout and elimination of phasing plan. (Submitted 1/11/24, Date of Receipt 1/23/24, DRD 3/28/24).**
 - b. **22SITE10 - 303 Route 32 (aka 303, 307 & 309), (Parcel ID 070-004-000), Uncasville, CT- Owner/Applicant: Lombardi Gravel, LLC for proposed phasing plan for multi-family development & associated site improvements. (Submitted 1/18/24, Date of Receipt 1/23/24, DRD 3/28/24)**

10. **Zoning Matters:** ZEO Report.
11. **Land Use Director Report:** None.
12. **Other Business:** None.
13. **Correspondence:**
 - a. CGS § 8-3b Referral - Town of Bozrah, Dated 12/11/2023 regarding a Zoning Regulation Text Amendment for event venue standards.
 - b. Referral - CT Siting Council, Dated 1/8/24 regarding Smartlink letter dated 12/26/23 regarding Notice of Exempt Modification -Antenna & RRU Swap/Add at 57 Cook Drive.
 - c. Referral - Centerline Communications to CT Siting Council, Dated 1/9/24 regarding Notice of Exempt Modifications – 71 Moxley Hill Road.
 - d. Referral - Robinson & Cole to CT Siting Council, Dated 1/8/24 regarding Notice of Exempt Modification – Facility Modification 71 Moxley Hill Road.
14. **Executive Session:** None.
15. **Adjournment.**