

Montville Planning & Zoning Commission
REGULAR MEETING
May 28, 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 April 23, 2024 Regular Meeting Minutes.
- 6. Remarks from the public not relating to items on the agenda.**
- 7. Public Hearing:**
 - a. **24 SUB 2 – Black Ash Estates (970 Old Colchester Rd) (Parcel ID 037-001-000), Oakdale, CT** – Owner/Applicant: Pachaug Capital, LLC for proposed 13-Lot Re-subdivision. *(Submitted 3/28/24, Date of Receipt 4/23/24, PH must open by 6/27/24, DRD 35 days from close of PH)*
- 8. Old Business:**
 - a. **24 SITE 3 – 1492 Hartford New London Turnpike (Parcel ID 005-027-000), Oakdale, CT** – Owner/Applicant: Jeff Daniels for proposed processing, material storage and equipment storage facility and associated site improvements *(Submitted 4/10/24, Date of Receipt 4/23/24, DRD 6/27/24)*.
- 9. New Business:**
 - a. **24 ZC 3 – Cricket’s Corner (879 Chesterfield Rd & 1665 Route 85) (Parcel ID 005-015-00C/012-007-000)** – Owner: Cricket’s Corner LLC, Applicant: Roger L. Phillips and Rachel M. Belardo for proposed zone change. *(Submitted 3/9/24, Date of Receipt 5/28/24, Set PH for 6/25/24)*
 - b. **24 SITE 4 – 339 Oxoboxo Dam Rd (Parcel ID 044-005-00B)** – Owner/Applicant: David Warzecha for proposed 1440sq. ft. garage and outdoor kitchen. *(Submitted 5/24/24, Date of Receipt 5/28/24, DRD 8/1/24)*.
- 10. Zoning Matters:** ZEO Report.
- 11. Land Use Director Report.**
 - a. Community Investment Fund Grant Application Status
 - b. 2024 Legislation
 - c. Discussion Re: Potential Zoning Regulation/Map Amendments
 - d. GIS Working Group
 - e. Fishing Pier/Boat Launch Status
 - f. Animal Control Facility Status
 - g. Community Connectivity Grant Status

- h. Housing Update
- i. Mohegan Dam Removal
- j. Norwich Golf Course Dam Removal
- k. Oxoboxo Lofts Brownfield Grant/Project
- l. Commission Budget 2024/2025
- m. Municipality Permit System
- n. Development Team Implementation

12. Other Business:

- a. Town of Ledyard - PZ#24-3 SUP & PZ#24-4 CAM; Applicant: Gales Ferry Intermodal, LLC; Public Hearing 6/13/24
- b. Draft Regional Open Space Plan
- c. Draft State Conservation & Development Plan

13. Correspondence: None.

14. Executive Session: Active litigation Stacy Radford Zoning Official, Town of Montville, CT v. Lombardi Gravel, LLC and James E. Wray, Et Al – Docket No. KNL-CV24-6067450-S.

15. Adjournment.