

Montville Planning & Zoning Commission
REGULAR MEETING
June 25, 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 May 28, 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 opened 5/28/24, Cont. to 6/25/24. PH must close by 7/2/24. DRD 65 days from close of PH)*
 - b. **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 5/9/24, Date of Receipt 5/28/24, PH open 6/25/24, DRD 65 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).*
 - 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).*
- 9. New Business:**
 - a. **24 SITE 5 – 303, 307, 309 Route 32 (070-004-000)** – Owner/Applicant: Lombardi Gravel, LLC for proposed site plan modifications. *(Submitted 6/10/24, Date of Receipt 6/25/24, DRD 8/29/24).*
 - b. **C.G.S. §8-24 Recommendation** regarding the acceptance of parcels 023-063-009 and 023-063-010 (Carol Drive) Montville, CT
- 10. Zoning Matters:** ZEO Report.
- 11. Land Use Director Report.**
 - a. Community Investment Fund Grant Application Status
 - b. Discussion Re: Potential Zoning Regulation/Map Amendments
 - c. GIS Working Group

- d. Fishing Pier/Boat Launch Status
 - e. Animal Control Facility Status
 - f. Community Connectivity Grant Status
 - g. Housing Update
 - h. Mohegan Dam Removal
 - i. Norwich Golf Course Dam Removal
 - j. Oxoboxo Lofts Brownfield Grant/Project
 - k. Municipality Permit System
 - l. Development Team Implementation
 - m. Urban Land Institute
- 12. Other Business:** None.
- 13. Correspondence:** None.
- 14. Executive Session:** None.
- 15. Adjournment.**