

**Town of Montville**  
**Planning and Zoning Commission**  
**Public Hearing/Regular Meeting Agenda**  
**September 28, 2021, 6:00 p.m.**  
**Town Council Chambers – Town Hall**

**All persons in attendance must wear a face mask and remain six feet from others.**

**Comments will only be accepted at times designated during public hearings by the Chair of the meeting. The Planning and Zoning Commission Rules of Procedure, decorum, timeliness and suitability shall be followed and enforced.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call:
4. Executive Session: None
5. Public Hearing/Application:
  - a. 221 ZC 3 – Applicant: Old Colchester Road, LLC Proposed Zoning Regulation Text Amendment to Section 16.10.6 to amend text to add after the word zone “however, that lots in the R-40 zone may be developed in accordance with the following bulk requirements if served by public sewer and water: Lot frontage: 80 feet, Front yard setback: 30 feet, Rear yard setback: 30 feet, Side yard setback: 10 feet”
  - b. Discussion and Decision: 221 ZC 3 – Applicant: Old Colchester Road, LLC Proposed Zoning Regulation Text Amendment to Section 16.10.6 to amend text to add after the word zone “however, that lots in the R-40 zone may be developed in accordance with the following bulk requirements if served by public sewer and water: Lot frontage: 80 feet, Front yard setback: 30 feet, Rear yard setback: 30 feet, Side yard setback: 10 feet”
  - c. 221 ZC 4 - Applicant: Town of Montville Proposed amendments to the Zoning Regulations:
    1. Preamble - Amend
    2. Route 32 Overlay Zone Section 14A.3(d) Add “for 2 bedroom units and one space for an efficiency or 1 bedroom” after “spaces”
    3. Parking Requirements Section 18.3.1 Add “containing two (2) bedrooms and one (1) space for each family unit containing one (1) bedroom” after “unit”
    4. Section 18.3.2 For Multi-Family Dwellings Add “Minimum” before “Parking Requirements”; Add “1” Delete “2” before “space for 1 bedroom unit”; Add “2” Delete “2 ½” before “spaces for each unit with 2 bedrooms”
  - d. Discussion and Decision: 221 ZC 4 - Applicant: Town of Montville Proposed amendments to the Zoning Regulations:
    1. Preamble - Amend
    2. Route 32 Overlay Zone Section 14A.3(d) Add “for 2 bedroom units and one space for an efficiency or 1 bedroom” after “spaces”
    3. Parking Requirements Section 18.3.1 Add “containing two (2) bedrooms and one (1) space for each family unit containing one (1) bedroom” after “unit”;
    4. Section 18.3.2 For Multi-Family Dwellings Add “Minimum” before “Parking Requirements”; Add “1” Delete “2” before “space for 1 bedroom unit”; Add “2” Delete “2 ½” before “spaces for each unit with 2 bedrooms”

6. Old Business: None
7. New Business:
  - a. Robert Sachs Trustee: A request for an additional ninety day extension of time to file the subdivision Mylars in the Town Clerk's office relative to the Chapel Hill Road 32 lot Subdivision on the properties located at 280 (035-001-016), 284 (035-001-015), 288 (035-001-014), 292 (035-001-013), 296 (035-001-012), 300 (035-001-011), 304 (035/001-010), 308 (035-001-009) and 316 Chapel Hill Rd (035-001-000)
  - b. Town of Montville: Plan of Conservation and Development 2021Update
8. Zoning Matters:
  - a. September Zoning Officer Report
9. Town Planner:
10. Other Business:
11. Minutes:
  - a. Approval of the August 24, 2021 Meeting Minutes
  - b. Approval of the September 14, 2021 Special Meeting
12. Adjournment