

**Town of Montville
Planning and Zoning Commission
Regular Meeting Agenda
December 14, 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. **Public Hearings/Applications:**
 - a. **Public Hearing. PZ# 221-1 POCD** – Application of the Montville Planning & Zoning Commission for 2021 Proposed Amendments to the 2010 Montville Plan of Conservation and Development. *(PH open 12/14/21 – Continue to 1/25/22).*
 - b. **Discussion & Decision. PZ# 221-1 POCD** – Application of the Montville Planning & Zoning Commission for 2021 Proposed Amendments to the 2010 Montville Plan of Conservation and Development. *(Table to 1/25/22).*
5. **Old Business:**
 - a. 221 SITE 4 – 1967 – 1981 Route 32 (099-061, 062, 064, 066, 067 & 068)
Applicant: Garrett Homes, LLC Owner: Deborah Parker, Trustee of the Doris Antonino Family Trust - Proposed Retail Development including construction of an about 10,700SF retail building *(Submitted 10/29/21, Date of Receipt 11/9/21, Decision Required Date 1/12/22).*
6. **New Business:**
 - a. Discussion of Montville Affordable Housing Plan with Carly (Myers) Holzschuh, AICP, Planner II, Southeastern CT Council of Governments.
7. **Zoning Matters.**
 - a. December Zoning Officer Report
8. **Town Planner Report.**
 - a. Continued Discussion of Public Act 21 and Legislation Impacting Development & Land Use Procedures.
9. **Other Business:**
10. **Correspondence:** None
11. **Minutes:**
 - a. Approval of the November 9, 2021 Regular Meeting Minutes.
12. **Executive Session:** Richard George, Et Al v. Montville Planning & Zoning Commission, Docket No. KNL-CV21-6054450-S.
13. **Adjournment.**