

TOWN OF MONTVILLE  
**ZONING BOARD OF APPEALS**  
310 Norwich-New London Turnpike, Uncasville, CT 06382  
Telephone: (860) 848-6779 – Fax: (860) 848-2354

**REGULAR MEETING AGENDA**  
**Wednesday, December 7, 2016 at 7:00 P.M.**  
**Council Chambers – Montville Town Hall**

1. **Call to Order.**
2. **Roll Call.**
3. **Minutes: Approve the Minutes of the July 6, 2016 Meeting.**
  
4. **New Business:**
  - A. **#216ZBA04 – 63 Lake Drive (Map 108 Lot 92), Oakdale, CT** –Application of Susan Green for Variances of Zoning Regulations Section 7.6.1 (R-80 Min. Front Yard Setback) and Section 7.6.2 (R-80 Min. Side Yard Setback) to construct a two-story addition and decks. *(PH must be held by February 9, 2016 – DRD 65 Days from Close of PH – Table to the January 4, 2017 Regular Meeting).*
  - B. **#216ZBA05 – 56 Teecomwas Drive (Map 95, Lot 16), Uncasville, CT** – Applicant, Amity Construction & Design – Property Owners, Scott & Jennifer Sanford for Variances of Zoning Regulations Section 9.6.1 (R-20 Min. Front Yard Setback) and Section 4.13.6 (Non-Conforming Lots, Uses & Structures – Min. Side Yard Width). *(Table Consideration to After Close of Public Hearing - DRD 65 Days from Close of PH).*
  
5. **Public Hearing:**
  - A. **#216ZBA05 – 56 Teecomwas Drive (Map 95, Lot 16), Uncasville, CT** – Applicant, Amity Construction & Design – Property Owners, Scott & Jennifer Sanford for Variances of Zoning Regulations Section 9.6.1 (R-20 Min. Front Yard Setback) and Section 4.13.6 (Non-Conforming Lots, Uses & Structures – Min. Side Yard Width). *(PH must close by January 10, 2016).*
  
5. **Old Business.** None.
6. **Communications.**
7. **Other Business.**
  - A. **Approval of 2017 Regular Meeting Dates.**
  - B. **Election of Officers.**
  
8. **Adjournment.**

**NOTE: NO NEW BUSINESS WILL BE DISCUSSED AFTER 11:00 PM AND ALL BOARD BUSINESS WILL CEASE AT 11:30 P.M. ANY UNFINISHED BUSINESS WILL BE CONTINUED TO THE NEXT MEETING.**