

**TOWN OF MONTVILLE**  
**PLANNING & ZONING COMMISSION**  
310 NORWICH NEW LONDON TPKE  
UNCASVILLE, CT. 06382  
PHONE (860) 848-8549 Fax (860) 848-2354

**AGENDA**

**Tuesday, December 8, 2009, 7:00 p.m.**  
**LOCATION: TOWN HALL – Council Chambers**

1. **Call to order.**
2. **Pledge of Allegiance.**
3. **Roll call and seating of Alternates:**
4. **Executive Session:**
5. **Public Hearings:**
  - a.) **9R Burlake, LLC:** An application for a Special Permit for a 40 Lot Cluster Subdivision located on the property at 120 Gay Hill Road, Uncasville, CT As shown on Assessor's Map 23 Lot 3.
  - b.) **9R Burlake, LLC:** An application for a Special Permit for proposed interior lots located on the property at 120 Gay Hill Road, Uncasville, CT As shown on Assessor's Map 23 Lot 3.
  - c.) **9R Burlake, LLC:** An application for a 40 Lot Subdivision located on the property at 120 Gay Hill Road, Uncasville, CT As shown on Assessor's Map 23 Lot 3.
6. **New Business:**
  1. **Action items:**
    - a.) **Plan of Conservation and Development**
    - b.) **John Aldi/ Fairway Greens of Montville, LLC:** Bond reduction request in the amount of \$271,135.00 (the original amount of \$291,135.00 leaving a balance of \$20,000.00) on the property located at 35 Old Fitch Hill Road, Montville, Ct. As shown on Assessor's Map, 110 Lot 8.
    - c.) **Village Apartments, LLC:** An application for a Site Plan review for the establishment of a permanent stockpile area for rocks/excavated material located on the property at 82 Jerome Road, Uncasville, CT As shown on Assessor's Map 69 Lot 42.
7. **Zoning Issues:**
  1. **Action items:**
8. **Old Business:**
  1. **Action Items:**
    - a) **Robert Sachs, Trustee:** Conceptual Review for a cluster subdivision to be located on the property at 316 Chapel Hill Road, Oakdale, Ct As shown on Assessor's Map 35 Lot 1.
  2. **Not Ready For Action:**
9. **Communications:**
10. **Minutes:**
  - a) Acceptance of the minutes from the Regular meeting of October 27, 2009.
11. **New Business:**
  2. **Non-Action items:**
    - a.) **Halifax Realty, LLC:** An application for a Site Plan Review for the construction of a one story 7,200 sq. ft. retail/office building and related site improvements located on the property at 1951 & 1957 Route 32, Uncasville, CT As shown on Assessor's Map 99 Lots 69 &70
12. **Zoning Issues:**
  2. **Non-Action Items:**
  3. **Zoning Officer's Report**
13. **Other business to come before the Commission:**
  - a) Capital Improvement Plan
  - b) WPCA Facilities Plan
  - c) Election of Officers
  - d) Approval of 2010 meeting calendar
14. **Adjourn:**

NOTE: NO NEW BUSINESS WILL BE DISCUSSED AFTER 10:30 P.M. AND ALL COMMISSION BUSINESS WILL CEASE AT 11:00 P.M. ANY UNFINISHED BUSINESS WILL BE CONTINUED TO THE NEXT MEETING.