

**TOWN OF MONTVILLE  
PLANNING & ZONING COMMISSION  
310 NORWICH NEW LONDON TPKE, UNCASVILLE, CT 06382  
PHONE (860) 848-6779 Fax (860) 848-2354  
LOCATION: MONTVILLE TOWN HALL, Council Chambers  
December 20, 2016 - 7:00 p.m.**

**SPECIAL MEETING AGENDA  
AMENDED**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call and Seating of Alternates**
- 4. Executive Session: None**
- 5. New Business:**
  - a. 216 SITE 04 – 14 Enterprise Lane (Map 2 Lot 5D) Uncasville, CT – Applicant: Gary Winalski. Owner: Joe Patterson, Patterson Brothers Properties, LLC. Site Plan application for modification to parking area to allow for truck parking; rear access to the building and for the installation of storage sheds at front of the site. (Decision required date January 20, 2017)**
  - b. 216 SITE 05 – 1650 Route 85 (Map 11 Lot 2A) Oakdale, CT – Applicant/Owner: Roger & Linda Phillips. Modification to Nature’s Art Village site plan for construction of a miniature golf course. (Decision required date February 10, 2017)**
  - c. 216 SITE 06 – 669 Route 163 (Map 38 Lot 56), 649 Route 163 (Map 38 Lot 57) and 643 Route 163 (Map 30 Lot 11) Uncasville, CT - Transfer Station. Applicant/Owner: Town of Montville. Site Plan application for Phase I - Reconstruction of the access and egress; for improvements to the drainage system and water quality treatment system. (Decision required date: February 10, 2017)**
- 6. Public Hearing: None**
- 7. Old Business:**
  - a. 216 SITE 02 – 85 Route 163 (Map 17 Lot 28) and Route 163 Rear (Map 24 Lot 10) Uncasville, CT. Applicant/Owner: William J. Pieniadz & John Heller. Site Plan application for 3,150SF commercial building for general commercial use with associated parking. (Continued from October 11, 2016 Regular Meeting / Extension filed on December 14, 2016 / NEW Decision required date January 13, 2017)**
- 8. Zoning Matters: Liz Burdick - November 2016 Zoning Report**
- 9. Town Planner: None**
- 10. Communications:**
  - a. Eastern Connecticut Association of Realtors – “On Common Ground” - Winter: 2017 – Walkable Neighborhoods - a publication.**

- 11. Minutes:**
  - a. Acceptance of minutes from Regular Meeting of November 8, 2016
- 12. Other Business: None**
- 13. Adjourn.**

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