

Town of Montville Planning and Zoning Commission

Regular Meeting Agenda

February 22, 2022, 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:** None
5. **Old Business:**
 - a. 221 SITE 6 – 410 - 412 Maple Avenue (Rockland Overlook Industrial Condo), Applicant/Owner: Advanced Associates, LLC – Agent: Attorney Harry Heller for proposed 4000SF Industrial Garage for tree service trucks & equipment. *(Date of Receipt 1/25/22, DRD 3/30/22 – Tabled from 1/25/22 Meeting).*
 - b. 22 SITE 1- 82 Jerome Rd, 15 Jerome Ave, 232 Norwich-New London Turnpike (069-042, 051, 061) Applicant/Owner: Village Apartments, LLC and Owner, Connecticut Multifamily Equities II, LLC - Agent: Attorney Harry Heller for three (3) proposed Multi-Family Buildings for 160 Dwelling Units and associated site improvements. *(Date of Receipt 1/25/22, DRD 3/30/22 – Tabled from 1/25/22 Meeting).*
 - c. 22 HOME 7 – 531 Route 163 (031-007-00A) Applicant/Owner: Dillon Troxell/DLT Supply LLC for Home Occupation Firearms sales. *(Date of Receipt 1/25/22 – DRD 3/30/22 – Tabled from 1/25/22 Meeting).*
6. **New Business:**
 - a. 22 SITE 2 - 245 Route 32 (070-010-000) - Applicant/Owner: Western Group, LLC for proposed 22-Unit Multi-Family Dwellings and associated site improvements. *(Submitted 1/25/22, Date of Receipt 2/22/22, DRD 4/28/22).*
 - b. 22 SITE 3 – 612 Route 82 (058-009-00A) Applicant: Oakdale Food Stop- Owner: Leemilts Petroleum, Inc. for proposed Gas Station/Convenience Store Renovation & Addition and associated site improvements. *(Submitted 2/8/22, Date of Receipt 2/22/22, DRD 4/28/22)*
 - c. C.G.S. §8-24 Review for the sale and conveyance of Town property located at 8, 14 & 22 Bridge Street (082-078/079 & 081-000).
7. **Zoning Matters.**
 - a. February Zoning Officer Report
8. **Town Planner Report.**
 - a. Continued Discussion of Public Act 21 and Legislation Impacting Development & Land Use Procedures.
9. **Other Business:** None
10. **Correspondence:**
 - a. Town of Preston – Amendment to Zoning Regulations Amending Section 26 Temporary and Limited Moratorium on Cannabis Establishments; Extending Moratorium for Six Months to September 20, 2022.
11. **Minutes:**
 - a. Approval of the January 25, 2022 Public Hearing/Regular Meeting Minutes.
12. **Executive Session:**
13. **Adjournment.**