

# **Town of Montville Planning and Zoning Commission**

## **Regular Meeting Agenda**

**March 22, 2022, 6:00 p.m. Town Council Chambers – Town Hall**

**Town of Montville has lifted the mask mandate effective Monday, February 28, 2022 throughout Town facilities in coordination with our schools. Although the mask mandate has been lifted, Uncas Health strongly recommends that all individuals, both vaccinated and unvaccinated, continue to wear masks indoors. 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 2/22/22 Meeting).*
  - b. **22 SITE 1- 82 Jerome Rd, 15 Jerome Ave, 232 Norwich-New London Turnpike,** Applicant/Owner: Village Apartments, LLC and Connecticut Multifamily Equities II, LLC - Agent: Attorney Harry Heller for three (3) proposed new Multi-Family Buildings for 160 Dwelling Units and associated site improvements. *(Date of Receipt 2/22/22, DRD 3/30/22 – Tabled from 2/22/22 Meeting).*
  - c. **22 SITE 2 - 245 Route 32** 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).*
  - d. **22 SITE 3 – 612 Route 82 -** 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).*
- 6. New Business:**
  - a. Discussion of FY 22/23 DRAFT Capital Improvement Plan.
  - b. C.G.S. §8-24 Review - **911 Route 32 (Public Safety Complex Site)** for Eagle Scout project for construction of a walking trail.
- 7. Zoning Matters.**
- 8. Town Planner Report.** Projects update.
- 9. Other Business:** None
- 10. Correspondence:**
  - a. Referral City of Norwich – Proposal to Amend Chapter 9 Definitions, Section 9.2 Defined Terms, of the Zoning Regulations to Add Manufacturing, Related Terms, Including Manufacturing, Advanced Manufacturing, Food Manufacturing, Precision Manufacturing, Research and Development, and Research Laboratories.
- 11. Minutes:**
  - a. Approval of the January 25, 2022 Public Hearing/Regular Meeting Minutes.
  - b. Approval of the February 22, 2022 Regular Meeting Minutes.
- 12. Executive Session:**
- 13. Adjournment.**