

**Town of Montville Planning and Zoning Commission**  
**Public Hearing/Regular Meeting-Agenda**  
**May 24, 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:**
  - a. **Public Hearing: PZ#22 SUB 1** – 82B Pires Drive (M/B/L 038-050-006) Oakdale, CT - Applicant/Owner: Chestnut Ridge, LLC – Agent: Attorney Harry Heller for 1-Lot Resubdivision to create 2 lots. *(Submitted 4/6/22, Date of Receipt 4/26/22, PH must open by 6/30/22 – PH set for 05/24/22).*
  - b. **Discussion & Decision: PZ#22 SUB 1** – 82B Pires Drive (M/B/L 038-050-006) Oakdale, CT, Applicant/Owner: Chestnut Ridge, LLC - Agent: Attorney Harry Heller for 1-Lot Resubdivision to create 2 lots. *(DRD 35 days from close PH).*
5. **Old Business:**
  - a. **22 SITE 1-** 82 Jerome Rd, 15 Jerome Ave, 232 Norwich-New London Turnpike, (M/B/L 069-042-000, 069-051-000, 069-061-000), Uncasville, CT, 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 1/25/22. Orig. DRD 3/30/22. Tabled from 3/22/22 to 4/26/22 meeting w/27-day ext. Tabled from 4/26/22 to 5/24/22 meeting w/27-day ext.).*
  - b. **22 SITE 3** – 612 Route 82 (M/B/L 058-009-00A) Oakdale, CT - 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. Orig. DRD 4/28/22. Tabled from 3/22/22 to 4/26/22 meeting w/27 day ext. Tabled from 4/26/22 to 5/24/22 meeting w/29-day ext.).*
  - c. **22 PZ 1** – Affordable Housing Plan Application of Montville Planning & Zoning Commission for 2022 Proposed Town of Montville Affordable Housing Plan *(Tabled from 4/26/22 meeting. DRD – N/A PZC Application).*

6. **New Business:**

- a. **22 SITE 4** – 53 Caroline Rd. (M/B/L 059-007-000) Oakdale, CT – Applicant: Tilcon Connecticut, Inc. – Owner: Tilcon Minerals, Inc. - Agent: Attorney Harry Heller for site plan renewal per Special Permit Renewal application #217SP2, dated 5/23/17 for continuation of earth products excavation and processing operation, including the manufacture of bituminous concrete and concrete. *(Submitted 5/11/22. Date of Receipt 5/24/22. DRD 7/28/22).*
- b. **22 SITE 5** – 125 Depot Rd (M/B/L 071-007-000) & 133 Depot Rd (M/B/L 071-001-000), Depot Rd (M/B/L 071-013-000) and 55 Dock Rd (M/B/L 071-008-000), Uncasville, CT – Applicant: Gateway Montville, LLC Owner: Uncasville LLC & Gateway Montville LLC (Lessee) - Agent: Attorney Harry Heller for Redevelopment of Industrial Properties for Phase I Bulk Material Storage & Handling Facility with Intermodal Capabilities and Phase II Placement of Fill Material for Future Development. *(Submitted 5/12/22. Date of Receipt 5/24/22. DRD 7/28/22).*
- c. **22 SUB 2** – Monahan Drive (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC - Agent: Attorney Harry Heller for a 29 Lot Resubdivision. *(Submitted 5/18/22. Date of Receipt 5/24/22. PH must open by 7/28/22).*
- d. **22 SP 1** - Monahan Drive (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC - Agent: Attorney Harry Heller for a Special Permit for a 29-Lot Cluster Resubdivision *(Submitted 5/18/22. Date of Receipt 5/24/22. PH must open by 7/28/22).*

7. **Zoning Matters.** ZEO Report.

8. **Town Planner Report.** Projects update.

9. **Other Business:** None.

10. **Correspondence.** None

11. **Minutes:**

- a. Approval of the April 26, 2022 Regular Meeting Minutes.

12. **Executive Session:** None.

13. **Adjournment.**