

Town of Montville Planning & Zoning Commission
REGULAR MEETING
October 25, 2022 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

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.

AGENDA

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Roll Call.**
- 4. Additions or Changes to the Agenda.**
- 5. Minutes:** Approval of the September 27, 2022 Meeting Minutes.
- 6. Public Hearings/Applications:** None.

- 7. Old Business:**
 - a. **22 SUB 4 - 1108 Old Colchester Road (M/B/L 036-005-002)** - Applicant/Owner: Watch Hill Builders, LLC for a 3-Lot Subdivision. *(Submitted 9/9/22, Date of Receipt 9/27/22, DRD 11/30/22).*
 - b. **22 SITE 7 – 50 Cook Drive (M/B/L 099-009-001)** – Applicant, Montville Water Pollution Control Authority (WPCA) – Owner, Town of Montville for construction of a new water tower and associated site improvements. *(Submitted 9/13/22, Date of Receipt 09/27/22, DRD 11/30/22).*
 - c. **22 SUB 3 – East Lake Rd (M/B/L 007-035-000) Oakdale, CT** – Applicant, Sunmar/RAF Builders, LLC – Owner, Walter N. Wainwright, Jr. for an 8-Lot Subdivision – Request for 90-day extension of time to file subdivision mylars. *(Approved with conditions on 7/26/22. Orig. deadline to file subdivision mylars 10/26/22).*

- 8. New Business:**
 - a. **22 SITE 8 – 125 Depot Road (MBL 071-007-000)** Applicant: Gateway Montville, LLC – Owner: Uncasville LLC/Gateway Montville, LLC (Lessee) – Agent: Attorney Harry Heller, Esq., Heller, Heller & McCoy for Utilization of the Phase II area (see prior application #22SITE5) for a shipping and receiving terminal known as “Montville Gateway Terminal” for uses detailed in the application file. *(Submitted 10/11/2022, Date of Receipt 10/25/2022, DRD 12/28/2022).*
 - b. **22 SITE 9 – 55 Dock Road (MBL 071-008-000)** Applicant: Town of Montville – Owner: Uncasville, LLC/Town of Montville (Lessee) for Site Plan/Coastal Site Plan approval for improvements to existing Town Boat Launch, construction of a new fishing pier and associated site improvements. *(Submitted 10/11/2022, Date of Receipt 10/25/2022, DRD 12/28/2022).*

- 9. Zoning Matters:** ZEO Report.
- 10. Land Use Director Report:** Development projects update.
- 11. Other Business:** None.
- 12. Correspondence.:** None.
- 13. Executive Session:** None.
- 14. Adjournment.**