

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**February 28, 2023 - 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 January 24, 2023 Regular Meeting and the February 21, 2023 Special Meeting Minutes.
- 6. Remarks from the public not relating to items on the agenda.**
- 7. Public Hearings/Applications:** None.
- 8. Old Business:**
  - a. 22 SITE10 – 303 Route 32 (Parcel ID 070/004/000), Uncasville, CT** Applicant/Owner: James E. Wray, Lombardi Gravel, LLC for site plan approval for multi-family development & associated site improvements. *(Submitted 12/02/22, Date of Receipt 12/13/22, DRD 2/15/23, Tabled from 1/24/23 Reg. Meeting with 30-day Extension Granted. New DRD 3/17/23).*
  - b. 23 SITE1- 689 Old Colchester Rd (Parcel ID 030/089/00A), Uncasville, CT,** Applicant/Owner: Atlantic Broadband (CT), LLC for site plan approval for an accessory office building and associated site improvements. *(Submitted 1/10/23, Date of Receipt 1/24/23, DRD 03/29/23, Tabled from 1/24/23 Reg. Meeting).*
- 9. New Business:**
  - a. 23 SITE 2 – 410-412 Maple Avenue (Parcel ID 031/002/0A0), Uncasville, CT –** Applicant/Owner: Advanced Associates for industrial building and associated site improvements. *(Submitted 2/15/23, Date of Receipt 02/28/23, DRD 05/03/23).*
  - b. 23 SITE 3 – 2 Enterprise Drive (Parcel ID 002/005/00B), Oakdale CT –** Applicant/Owner: John Dempsey/Homes R Us for light industrial warehouse & associated site improvements. *(Submitted 2/17/23, Date of Receipt 02/28/23, DRD 05/03/23).*
- 10. Zoning Matters:** ZEO Report.
- 11. Land Use Director Report:** Projects update.
- 12. Other Business:**
- 13. Correspondence:** None.
- 14. Executive Session:** None.
- 15. Adjournment.**