

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**April 25, 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 March 28, 2023 Regular Meeting Minutes.
- 6. Remarks from the public not relating to items on the agenda.**
- 7. Public Hearings/Applications:** None.
  - a. Public Hearing: 23 ZC 1 – Zoning Regulation Text Amendment to Add Section 21A (Moratorium - Cannabis Establishments/Uses) - Applicant: Town of Montville Planning & Zoning Commission. (Date of Receipt 3/28/2023 – DRD N/A – Set PH for 4/25/23).**
  - b. Discussion & Decision: 23 ZC 1 – Zoning Regulation Text Amendment to Add Section 21A (Moratorium - Cannabis Establishments/Uses) - Applicant: Town of Montville Planning & Zoning Commission. (Date of Receipt 3/28/2023 – DRD N/A – Set PH for 4/25/23).**
- 8. Old 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). Request to Postpone/Table to the 4/25/2023 Regular Meeting.**
- 9. New Business:**
  - a. 23 SITE 5 - 2040 Route 32 (Parcel ID 103/001/01A), Uncasville, CT - Applicant/Owner: Hassan/Hussain, LLC for commercial development of proposed gasoline/ convenience store facility and associated site improvements. (Submitted 4/21/23, Date of Receipt 4/25/23, DRD 6/29/23)**
  - b. Commission review of FY24 Capital Improvement Budget.**
- 10. Zoning Matters:** ZEO Report.
- 11. Land Use Director Report:** Projects update.
- 12. Other Business:**
- 13. Correspondence:** None.
- 14. Executive Session:** None.
- 15. Adjournment.**