

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**August 22, 2023 - 6:00 p.m.**  
**Town Council Chambers – Town Hall**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**

**AGENDA**

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Roll Call.**
4. **Additions or Changes to the Agenda.**
5. **Minutes:** Approval of the July 25, 2023 Regular Meeting Minutes.
6. **Remarks from the public not relating to items on the agenda.**
7. **Public Hearings/Applications:**
  - a. **Public Hearing: 23 ZC 2 – Zoning Regulation Text Amendment to Add Section 21B.1-2 (Prohibition) and Section 21B2.1A-B (Prohibit Retail Cannabis Establishments) –** Applicant: Town of Montville Planning & Zoning Commission. *(Date of Receipt 7/25/23 – DRD N/A – PH 8/22/23).*
  - b. **Discussion & Decision: 23 ZC 2 – Zoning Regulation Text Amendment to Add Section 21B.1-2 (Prohibition) and Section 21B2.1A-B (Prohibit Retail Cannabis Establishments) -** Applicant: Town of Montville Planning & Zoning Commission. *(Date of Receipt 7/25/23 – DRD N/A).*
8. **Old 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, Postponed from 6/27/23 & 7/25/23 meetings (30-day extension granted).*
  - b. **23 SITE 7 – 69 Fitch Hill Road (Parcel ID 062-036-000), Uncasville, CT –** Applicant/Owner: Andrew Petrowski for site development with multiple warehouse/office spaces. *(Submitted 6/5/23, Date of Receipt 6/27/23, DRD 8/30/23, Postponed from 6/27/23 & 7/25/23 meetings).*
  - c. **23 SITE 8 – 669 Route 163 (Parcel ID 038-056-000), Oakdale, CT –** Owner: Town of Montville, Applicant: VCP Montville LF, LLC for the proposed site development of a 600 kw AC ground mounted solar array. *(Submitted 6/7/23, Date of Receipt 6/27/23, DRD 08/30/23, Postponed from 6/27/23 & 7/25/23 meetings).*
9. **New Business:**
  - a. **C.G.S. §8-24 Review – 669 Route 163 (Parcel ID 038-056-000), Oakdale, CT –** Owner: Town of Montville, Applicant: VCP Montville LF, LLC for the proposed site development of a 600 kw AC ground mounted solar array.
  - b. **23 SUB 1 – 958 Route 163 (Parcel ID 046-008-000), Oakdale, CT –** Owner/Applicant: The Nevar Company / Dean Fiske for a proposed 2-lot sub-division. *(Submitted 7/26/23, Date of Receipt 8/22/23, DRD 10/25/23).*
  - c. **23 SUB 2 – Old Colchester Road (Parcel ID 037-006-000), Oakdale, CT –** Owner/Applicant: Watch Hill Builders, LLC for a proposed 6-lot sub-division. *(Submitted 8/4/23, Date of Receipt 8/22/23, DRD 10/25/23).*
10. **Zoning Matters:** ZEO Report.
11. **Land Use Director Report:** Projects update.
12. **Other Business:** None.
13. **Correspondence:** None.
14. **Executive Session:** None.
15. **Adjournment.**