

Montville Planning & Zoning Commission
REGULAR MEETING
December 12, 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 November 14, 2023 Regular Meeting Minutes.
- 6. Remarks from the public not relating to items on the agenda.**
- 7. Public Hearing/Discussion & Decision:**
 - a. Public Hearing: 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 Resubdivision.
(Submitted 7/26/23, Date of Receipt 8/22/23, Public Hearing Opened 9/26/23, Cont. to 12/12/23 with 28-day ext. granted. PH must close by 12/12/23).
 - b. Discussion & Decision: 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 Resubdivision.
(Submitted 7/26/23, Date of Receipt 8/22/23, DRD 65 days from close PH).
- 8. Old Business:**
 - a. 23 SITE 9 – 125 Depot Road (Parcel ID 071-007-000), Uncasville, CT –** Applicant: KKSH2 LLC (on behalf of Marine Materials Management Limited Owner: Uncasville LLC/Gateway Montville LLC (Lessee) – Agent: Attorney Harry Heller for a Site Plan/Coastal Site Plan Review for Marine Materials Management Transloading Facility at existing Gateway Terminal. *(Submitted 9/13/23, Date of Receipt 9/26/23, Orig. DRD 11/30/23, Tabled from the 11/14/23 meeting with 28-day extension of time to make the decision, New DRD 12/12/23).*
 - b. 23 SUB 2 – Old Colchester Road (Parcel ID 037-006-000), Oakdale, CT –** Owner/Applicant: Watch Hill Builders, LLC for a proposed 6-Lot Subdivision. *(Approved with Conditions on 9/26/23. Orig. deadline to file subdivision mylar plans 12/24/23.)* **REQUEST FOR 90-DAY EXTENSION OF TIME TO FILE MYLAR PLANS.**
- 9. New Business:**
 - a. 23 ZC 4 – Zoning Regulation Text Amendment to Amend Sections 1.3, 5.2.7, 6.2.6, 7.2.5, 8.2.8, 9.2.6, 9B.2.4, 10.2.6, 11.2.5, 12.2.15, Delete Sections 5.3.3, 6.3.3, 7.3.3, 8.3.1, 9.3.1 regarding Family and Group Child Care Home and Child Care Center –** Applicant: Town of Montville Planning & Zoning Commission. *(Date of Receipt 12/4/2023 – DRD N/A – Set PH for 1/23/2024).*

b. **22 SITE 3 - 612 Route 82 (Parcel ID 058-009-00A) Oakdale, CT** – Applicant: Oakdale Food Stop - Owner: Leemilts Petroleum, Inc. (*Approved by PZC on 5/24/22*). **REQUEST FOR REDUCTION OF SOIL EROSION & SEDIMENT CONTROL BOND FROM \$9,400 TO \$3,000.**

c. **Commission discussion of 2022 Montville Plan of Conservation & Development Action Items.**

10. **Zoning Matters:** ZEO Report.

11. **Land Use Director Report:** Projects update.

12. **Other Business:** None.

13. **Correspondence:**

14. **Executive Session:** None.

15. **Adjournment.**