

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**September 24, 2024 - 6:00 p.m.**  
**Town Council Chambers – Town Hall**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**

**Minutes**

1. **Call to Order.** Vice Chair Pike called the meeting to order at 6:00pm.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance.
3. **Roll Call.** Present: Vice Chair Wills Pike, Secretary John Desjardins, and Commissioners Lisa Terry, John Estelle, and Joseph Summers. Absent: Chairperson Sara Lundy and Commissioners Chuck Longton, John Poole, and Joshua Kobyluck. Also Present: Assistant Planner Meredith Badalucca and Zoning and Wetlands Officer Stacy Radford.
4. **Additions or Changes to the Agenda.**

Assistant Planner Badalucca requested the Commission add an Executive Session to discuss the pending litigation regarding 303 Route 32.

**MOTION (Summers/Desjardins) to ADD Executive Session to Item 14 to the Agenda. All in favor (5-0-0). Motion APPROVED.**

5. **Minutes:** Approval of the August 27, 2024 Regular Meeting Minutes.

**MOTION (Desjardins/Estelle) to APPROVE the minutes of the August 27, 2024 Regular Meeting. Commissioner Terry abstained from voting (4-0-1). Motion APPROVED.**

6. **Remarks from the public not relating to items on the agenda.** None.
7. **Public Hearing:** None.
8. **Old Business:** None.
9. **New Business:**

a. **24 ZC 4 – Zoning Regulation Text Amendment to Amend Section 4.11.5.2 -**  
Applicant: 1758 Rte 32, LLC c/o Corey Grossman, Agent: George Andrews. *(Date of Receipt 9/24/2024 – DRD 65 days from close PH - Set PH for 10/22/2024)*

**MOTION (Summers/Desjardins) to SET Public Hearing for October 22, 2024. All in favor (5-0-0). MOTION APPROVED**

10. **Zoning Matters:** ZEO Report was read into the record by Zoning and Wetlands Officer Radford.

Commissioner Terry asked if the report is made available prior to the meeting, Zoning and Wetlands Officer Radford stated it is not posted publicly, but she can email it to Commissioners before the meeting.

Commissioner Pike inquired about the complaint on Point Breeze Road. Zoning and Wetlands Officer Radford stated the complaint is being handled by DEEP.

**11. Land Use Director Report.** Assistant Planner Badalucca made an announcement to the Commission regarding additional Commission training in October that is available.

**12. Other Business:** None.

**13. Correspondence:**

- a. CGS § 8-7d(h) Referral dated August 30, 2024 regarding Town of Preston Zoning Regulation Amendment for short term rentals
- b. CGS § 8-7d(f) Referral dated August 22, 2024 regarding Town of Ledyard CAM and SUP Application for Bank Stabilization at 109 Military Highway, Gales Ferry, CT
- c. Receipt of an Appeal of this Commissions action on 8/27/2024 regarding the approval of 24SUB2 (Dombrowski)
- d. Receipt of an Appeal from of this Commissions action on 8/27/2024 regarding the approval of 24SUB2 (George)

Assistant Planner Badalucca explained what each of the Correspondence items were, and that there is no action required for any.

**14. Executive Session:** Pending Litigation regarding 303 Route 32.

**MOTION (Desjardins/Terry) to ADJOURN to Executive Session at 6:12pm. All in favor (5-0-0). The Commissioners and Invited Parties (Land Use Staff-Assistant Planner Meredith Badalucca, Zoning and Wetlands Officer Stacy Radford, and Administrative Assistant Megan Egbert) left the Town Council Chambers to Conference Room 102 and returned at 6:29pm to resume the meeting. No votes were taken or motions made during Executive Session.**

**15. Adjournment.** Meeting adjourned at 6:29pm.

**No new business will be discussed after 10:30 P.M. and all business will cease at 11:00 P.M. Any unfinished business will be continued until the next meeting. Said notice shall appear on all meeting agendas.**

Respectfully Submitted by:  
Megan Egbert  
Recording Secretary

**AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN WEBSITE.**