

Montville Planning & Zoning Commission
REGULAR MEETING
December 10, 2024 - 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 12, 2024 Regular Meeting Minutes.
- 6. Remarks from the public not relating to items on the agenda.**
- 7. Public Hearing:**
 - a. **24 ZC 5 – Cricket’s Corner Text Amendment to amend Sections 4.11.13.4.1 and 11.3 and add Section 11.3.1**-Applicant: Cricket’s Corner, LLC, Agent: Heller, Heller & McCoy. *(Date of Receipt 10/25/24 – DRD 65 days from close PH – PH set for 12/10/24)*
 - b. **24 SUB 4 – 958 Route 163 (046-008-000)** – Owner: TA CT Holdings, LLC, Applicant: The Nevar Company/Dean Fiske for proposed 1-Lot resubdivision. *(Submitted 10/28/24 – Date of Receipt 11/12/24 – PH set for 12/10/24)*
- 8. Old Business:**
 - a. **24 SITE 9 – 1758 and 1790 Route 32 (094-029-000/094-029-001)** – Owner: Vizion Enterprises, c/o Dr. V. Coric, Applicant: 1758 Rte 32, LLC, c/o Corey Grossman for five 4-story multifamily buildings with associated parking and access drives. *(Submitted 10/29/24 – Date of Receipt 11/12/24 – DRD 1/16/25)*
 - b. **24 SITE 10 – 2268, 2280, & 2284 Route 32 (106-034-000, 106-036-000, 106-035-000)** – Owner: Samuels Montville, LLC Applicant: Honeycomb Real Estate Partners, LLC Attn: Lewis Brown for 57-unit mixed income multi-family dwelling. *(Submitted 10/30/24 – Date of Receipt 11/12/24 – DRD 1/16/25)*
 - c. **24SUB4 – 970 Old Colchester Road (Parcel ID 037-001-000), Oakdale, CT** – Applicant/Property Owner: Pachaug Capital, LLC for a 13-Lot Re-subdivision. *(Approved with Conditions on 8/27/24)* **REQUEST FOR 90 DAY EXTENSION OF TIME TO FILE MYLAR PLANS.**
- 9. New Business:**
 - a. **24 SITE 11 – 133 Chapel Hill Rd (028-011-000)** – Owner/Applicant: Joseph and Gina Pennell for 1,664 sq. ft. pool house. *(Submitted 11/20/24 – Date of Receipt 12/10/24 – DRD 2/13/25)*
 - b. **24 SITE 12 – 25 Church Ln (095-001-000)** – Owner/Applicant: MTIC Acquisitions, LLC for a change of use from residential to commercial. *(Submitted 11/22/24 – Date of Receipt 12/10/24 – DRD 2/13/25)*
 - c. **24 SITE 13 – 1365 Old Colchester Rd (044-008-000)** – Owner: James & Brianna Thomas, Applicant: James Thomas for 1,428 sq. ft. garage with a two bedroom accessory dwelling unit and storage area on the second floor. *(Submitted 11/25/24 – Date of Receipt 12/10/24 – DRD 2/13/25)*

- d. Discussion of formation of Sub-Committee for potential CIF Grant
- 10. **Zoning Matters:** ZEO Report.
- 11. **Land Use Director Report.** None.
- 12. **Other Business:** None.
- 13. **Correspondence:**
 - a. CBA Education & Training for Planning & Zoning Commissions
- 14. **Executive Session:** To discuss pending litigation.
- 15. **Adjournment.**

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.