

Montville Planning & Zoning Commission
REGULAR MEETING
March 25, 2025 - 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 and seating of Alternates.**
- 4. Additions or Changes to the Agenda.**
- 5. Minutes:** Approval of the February 25, 2025 Regular Meeting Minutes.
- 6. Remarks from the public not relating to items on the agenda.**
- 7. Public Hearing:**
 - a. **25 SUB 1 – 167 Meetinghouse Ln (046-050-00B)** – Owner/Applicant: Robert A. Tringe and Judith M. Tringe for proposed 2-Lot Resubdivision. *(Date of Receipt 2/25/25 – DRD 65 days from close PH – PH set for 3/25/25).*
- 8. Old Business:**
 - a. **25 SITE 1 – 2 & 8 Enterprise Ln (002-005-00B/002-005-00C)** – Owners Homes R Us, LLC and 8 Enterprise Lane, LLC, Applicant: John Depmsey-Homes R US for proposed Site Plan Modification to include access driveways and loading docks. *(Submitted 1/31/25 – Date of Receipt 2/25/25 – DRD 5/1/25).*
 - b. **25 SITE 2 – 145 Route 32 & 18 Powerhouse Rd (070-030-000/070-034-000)** – Owner/Applicant: JNE Holdings, LLC for proposed 11-unit Multi-family Development. *(Submitted 2/11/25 – Date of Receipt 2/25/25 – DRD 5/1/25).*
 - c. **25 SITE 3 – 1645 Route 85 & 879 Chesterfield Rd (012-009-000/005-015-00C)** – Owner/Applicant: Cricket’s Corner, LLC for proposed Childcare center with two 2nd floor apartments. *(Submitted 2/11/25 – Date of Receipt 2/25/25 – DRD 5/1/25).*
 - d. **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. *(Approved with conditions 01/28/2025).* **REQUEST FOR 90 DAY EXTENSION OF TIME TO FILE MYLAR PLANS.**
- 9. New Business:** None.
- 10. Zoning Matters:** ZEO Report.
- 11. Land Use Director Report.** None.
- 12. Other Business:**
 - a. Rules and Procedures
 - b. Affordable Housing Appeals List
- 13. Correspondence:**
 - a. Receipt of an Appeal on 2/13/25 of this Commission’s action on 1/28/25 regarding the approval of 24SUB4
 - b. Email from Attorney Jon Chase regarding the appeal of 24SUB4
- 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.