

Montville Planning & Zoning Commission
REGULAR MEETING
May 27, 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 April 22, 2025 Regular Meeting Minutes.
- 6. Remarks from the public not relating to items on the agenda.**
- 7. Public Hearing:** None
 - a. **25 SUB 3 –Silver Falls Road (001-007-00A) 4 lot resubdivision** – Owner/Applicant: Daniela Gjergjaj (*Submitted 4/10/25, PH scheduled for 5/27/25*)
 - b. **Discussion & Decision: 25 SUB 3 –Silver Falls Road (001-007-00A) 4 lot resubdivision** – Owner/Applicant: Daniela Gjergjaj
- 8. Old Business:**
 - a. **25 SUB 2 – Modification of 22 SUB 3 East Lake Road (007-035-000) 8 lot subdivision** - Owner/Applicant: Sunmar/RAF Builders, LLC (*Submitted 3/28/25 – Date of Receipt 4/22/25 – DRD 6/26/25*)
- 9. New Business:**
 - a. **25 SITE 4 – 393 Butlertown Road (005-027-004) – Off-Season Equipment Storage Facility** – Owner/Applicant 393 Butlertown, LLC (*submitted 4/24/25 – Date of Receipt 5/27/25, DRD 7/31/25*)
 - b. **24 SITE 3 – 1492 Route 85 (005-027-000) – Site plan renewal per ZR Section 4.11.11.3.2.c** - Owner/Applicant: Jeff Daniels (*submitted 5/2/25 – Date of Receipt 5/27/25, DRD 7/31/25*)
- 10. Zoning Matters:** ZEO Report.
- 11. Land Use Director Report.** None.
- 12. Other Business:** None
- 13. Correspondence:**
 - a. **CT Siting Council Petition No. 1613** Request for Temporary Extended Work Hours at Hunts Brook Junction Reliability Project
 - b. **Town of Preston CGS Referral** dated May 1, 2025 regarding Zoning Text Amendment #2025-01 Accessory Apartment, #2025-02 Garage, Yard and Cellar Sales, #2025-03 Home Occupations, and #2025-04 As-Built Requirements and Renewal Timeline.
 - c. **Notice of Exemption Modification** for 71 Moxley Road to add three antennas and equipment as described in letter from SBA dated May 2, 2025.
 - d. **Email from Board of Examiners for PE & LS** dated 5/9/25 regarding boundary information.
 - e. **Notice of Proposed 1.0 MW AC Solar Photovoltaic Array** at 95 Old Colchester Road, Salem, CT
- 14. Executive Session:** None
- 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.