

Montville Planning & Zoning Commission
REGULAR MEETING
July 22, 2025 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

***AMENDED 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 June 24, 2025 Regular Meeting Minutes.
6. **Remarks from the public not relating to items on the agenda.**
7. **Public Hearing:**
 - a. **25 SUB 4 – 257 Chesterfield Road (029-066-001) 4 lot resubdivision** – Owner: Zachary Cash Applicant: Michael Desautels (*Submitted 6/23/25, Public Hearing set for 7/22/25, PH must close within 35 days of opening*)
 - b. **Discussion & Decision 25 SUB 4 – 257 Chesterfield Road (029-066-001) 4 lot resubdivision** – Owner: Zachary Cash Applicant: Michael Desautels (*Decision required within 65 days of the close of PH*)
8. **Old Business:**
 - a. **25 SITE 5 – 375 Maple Avenue (031-015-000) and 031-019-000 Route 163 – Industrial Trailer Storage Facility** - Owner/Applicant: Rand-Whitney Realty LLC (*Submitted 6/10/25, Date of Receipt 6/24/25, DRD 8/28/25*)
9. **New Business:**
 - a. **25 SITE 6 – 61 Hunters Run (036-006-000) – 42’ x 60’ Accessory structure** – Owner/Applicant Eric & Kathleen Trischitta (*Submitted 7/16/25, Date of Receipt 7/22/25, DRD 9/25/25*)
10. **Zoning Matters:** ZEO Report
11. **Land Use Director Report.** None
12. **Other Business:** None
13. **Correspondence:**
 - a. **Town of Preston CGS Referral** dated June 24, 2025 regarding Zoning Text Amendment #2025-05 Home Occupation renewal from annually to every 4 years and #2025-06 Fees adding an application fee for the Thames River Overlay Development District
 - b. **Town of Waterford CGS Referral** dated June 18, 2025 regarding an Application for Special Permit and Site Plan for 109 Hunts Brook Road for farm-centered agri-tourism events
 - c. **Town of Bozrah CGS Referral** dated June 30, 2025 regarding an Application for a Special Exception and Site Plan for 410 Salem Turnpike for an event venue.
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.