

Montville Planning & Zoning Commission
REGULAR MEETING
September 23, 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 August 26, 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 (029-066-000) 4 lot Resubdivision** – Owner: Zachary Cash Applicant: Michael Desautels (*Submitted 6/23/25, Public Hearing opened on 7/22/25, Ext. Granted to 9/23/25*)
 - b. **Discussion & Decision 25 SUB 4 – 257 Chesterfield Road (029-066-000) 4 lot Resubdivision** – Owner: Zachary Cash Applicant: Michael Desautels (*Decision required within 65 days of the close of PH*)
 - c. **25 SUB 6 – 71 Moxley Road (017-012-000) 2-lot Resubdivision** - Owner: Walter Wainwright Jr. Applicant: Walter Wainwright Jr.) (*Submitted 7/30/25, Date of Receipt 8/26/25, PH set for 9/23/25, PH must close within 35 days of opening*)
 - d. **Discussion & Decision 25 SUB 6 - 71 Moxley Road (017-012-000) 2-lot ReSubdivision** (Owner: Walter Wainwright Jr); Applicant: Walter Wainwright Jr.) (*Decision required within 65 days of the close of PH*)
- 8. Old Business:** None
- 9. New Business:**
 - a. **25 SUB 7 – 47 Sharp Hill Road (023-063-000) 23 lot Resubdivision** – Owner - R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC (*Submitted 9/5/25, Date of Receipt 9/23/25, PH date to be set*)
 - b. **25 SP 1 - 47 Sharp Hill Road (023-063-000) 23 lot Cluster Resubdivision** – Owner - R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC (*Submitted 9/9/25, Date of Receipt 9/23/25, PH date to be set*)
 - c. **25 SITE 7 – 1080 Route 32 (086-004-000) Change in use to Auction Facility** – Owner – Drive-In LLC. Applicant: Sammy P. Inc. (Principal Sammy Piotrkowski). (*Submitted 9/9/25, Date of Receipt 9/23/25, DRD 11/27/25*)
- 10. Zoning Matters:** ZEO Report
- 11. Land Use Director Report.**
- 12. Other Business:**
- 13. Correspondence:**
 - a. CT Siting Council - 9/4/25 Decision of TS-T-Mobile-086-250807 –T-Mobile request for an order to approve tower sharing at an existing telecommunications facility located at 1334 Route 85, Montville, Connecticut.
- 14. Executive Session:**
- 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.