

Montville Planning & Zoning Commission
REGULAR MEETING
October 28, 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 September 23, 2025 Regular Meeting Minutes
6. **Remarks from the public not relating to items on the agenda.**
7. **Public Hearing:**
 - 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 set for 10/28/25 must close within 35 days of opening*)
 - b. **Discussion & Decision 47 Sharp Hill Road (023-063-000) 23 lot Resubdivision** – Owner - R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC (*Decision required within 65 days of the close of PH*)
 - c. **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 set for 10/28/25 must close within 35 days of opening*)
 - d. **Discussion & Decision 47 Sharp Hill Road (023-063-000) 23 lot Cluster Resubdivision** – Owner - R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC (*Decision required within 65 days of the close of PH*)
8. **Old Business:** None
9. **New Business:**
 - a. **25 ZC 1 – 82 Maple Avenue (017-015-00A) Zone Change from R-40 to R-20** – Owner: 82 Maple Ave, LLC (*Submitted 9/24/25, Date of Receipt 10/28/25, PH must be scheduled within 65 days of receipt*)
10. **Zoning Matters:** ZEO Report
11. **Land Use Director Report.**
12. **Other Business:** None
13. **Correspondence:**
 - a. **Town of Preston CGS Referral** dated September 25, 2025 regarding Zoning Text Amendment #2025-07 An Amendment to the Preston Zoning Regulations Regarding the Requirements for Creating a First Split.
14. **Executive Session:**
 - a. Appeals of 24SUB4 - George (Docket No. KNLCV-24-6070649-S) and Dombrowski (Docket No. KNLCV-24-6070650-S) v. PZC
 - b. Active litigation – Stacy Radford Zoning Official, Town of Montville, CT v. Lombardi Gravel, LLC and James E. Wray, et al (Docket No. KNLCV-24-6067450-S)
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.