

Montville Planning & Zoning Commission
REGULAR MEETING
November 18, 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:**
 - a.) Approval of the October 28, 2025 Regular Meeting Minutes
 - b.) Approval of the November 13, 2025 Special 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 opened 10/28/25 must close within 35 days of opening 12/2/25*)
 - 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 opened 10/28/25 must close within 35 days of opening 12/2/25*)
 - 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*)
 - e. **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 set for 11/18/2025 must close within 35 days of opening*)
 - f. **Discussion & Decision 82 Maple Avenue (017-015-00A) Zone change from R-40 to R-20** – Owner: 82 Maple Ave, LLC (*Decision required within 65 days of the close of PH*)
8. **Old Business:** None
9. **New Business:**
 - a. **25 Site 8 – 2227 Route 32 (103-092-000) Redevelopment of site for mixed use** - Owner/Applicant -Uncasville Property, LLC. (*Submitted 11/06/2025, Date of Receipt 11/18/2025, DRD 1/22/2026.*)
 - b. **25 Site 9 – 1604 Old Colchester Road (050-017-000) 60’ x 40’ Quonset Hut** - Owner/Applicant -Perry Waite. (*Submitted 11/07/2025, Date of Receipt 11/18/2025, DRD 1/22/2026.*)
 - c. **C.G.S. § 8-24 Review for the sale of 20 Bridge Street (082-080-000).**
 - d. **C.G.S. § 8-24 Review for the sale of Route 82 (058-027-000).**
 - e. **C.G.S. § 8-24 Review for the sale of Gay Hill Road (077-039-000).**
 - f. Adoption of 2026 Meeting Schedule
 - g. Election of Officers
 - h. Grant Support - Resolution for CT Recreational Trails Grant: Uncasville Multi-use Trail Blueway Feasibility Study

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.

Montville Planning & Zoning Commission
REGULAR MEETING
November 18, 2025 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

- i. Grant Support - Resolution Community Investment Fund Round 8: Planning Grant to Support the Montville Town Center Plan & Implementation Strategy
 - j. Adaptive Reuse Regulation Discussion.
- 10. Zoning Matters: ZEO Report**
- 11. Land Use Director Report.**
- 12. Other Business: None**
- 13. Correspondence:**
- a. **Notice of Exemption Modification** for 41 Beckwith Road to remove (12) radios and install (3) new antennas and ancillary equipment at the 167 – foot level.
 - b. **EM-VER-086-251105** – Cellco Partnership d/b/a/ Verizon Wireless notice of intent to modify an existing telecommunications facility located at 41 Beckwith Road.
 - c. **EM-VER-086-251024e** – Connecticut Light and Power Company d/b/a/ Eversource Energy notice of intent to modify an existing energy facility located between Fort Hills Farm Substation and Montville Substation.
- 14. Executive Session:**
- a. 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.