

Montville Planning & Zoning Commission
REGULAR MEETING
December 9, 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:**
 - a.) Approval of the November 18, 2025 Regular Meeting Minutes
6. **Remarks from the public not relating to items on the agenda.**
7. **Public Hearing: None**
8. **Old 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 SUB 4 – 257 Chesterfield Road (029-066-001) 4 lot Re subdivision –** Owner: Zachary Cash Applicant: Michael Desautels (*Approved with Conditions on 9/23/25) REQUEST FOR 90 DAY EXTENSTION OF TIME TO FILE MYLAR PLANS.*)
 - c. **25 SUB 6 –71 Moxley Road (017-012-000) 2-lot Re subdivision -** Owner: Walter Wainwright Jr. Applicant: Walter Wainwright Jr) (*Approved with conditions on 9/23/25) REQUEST FOR 90 DAY EXTENSION OF TIME TO FILE MYLAR PLANS.*)
9. **New Business:**
 - a. **25 CAM 1 – 188 Kitemaug Road (080-008-001) Coastal Site Plan Review for Single Family Residence and Appurtenant Improvements on Shore Lands –** Owner/Applicant: Chestnut Ridge, LLC. (*Submitted 11/24/2025, Date of Receipt 12/09/2025, DRD 2/12/2026*)
 - b. **25 ZC 2 - Adaptive Reuse Regulation Application. Amendment to Add New Sections as follows: 1.3 New Definition: Adaptive Reuse Development; 8.3.4; 9.3.4; 9B.2.7; 10.3.2; 11.3.2; 12.3.1; 13.3.1; 16.13 Adaptive Reuse Development -**Applicant: Town of Montville (*Submitted 12/01/2025, Date of Receipt 12/09/2025, DRD N/A – To Be Scheduled for Public Hearing on 1/27/2026.*)
 - c. **C.G.S. § 8-24 Review** for the conveyance of approximately 0.11 acres of land on the northern side of PTA Lane to be combined with 1905 Route 32.
10. **Zoning Matters: ZEO Report**

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
December 9, 2025 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

- 11. Land Use Director Report.**
 - a. Zoning Regulations Update; Discussion and approach/Committee/Workshops
 - b. POCD Update; Approach
 - c. Discussion and possible action to recommend to the Town Council the formation of a POCD Steering Committee
 - d. Department of Housing Meeting
 - e. HB 8002 – Review and COG Discussion
 - f. PA 25-33 Overview
 - g. Grant Applications – Status
 - h. Revive and Renew Route’s 163/32 Update
- 12. Other Business: None**
- 13. Correspondence:**
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, Montville, Connecticut.
- 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.