

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**January 27, 2026 - 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 December 9, 2025 Regular Meeting Minutes
  - b.) Approval of the January 14, 2026 Special Meeting Minutes
6. **Remarks from the public not relating to items on the agenda.**
7. **Public Hearing:**
  - a. **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 Scheduled for Public Hearing on 1/27/2026.*)
  - b. **Discussion & Decision 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 (*Decision required within 65 days of the close of PH*)
8. **Old Business:**
9. **New Business:**
  - a. **26 ZC 1 – 50 Cook Drive (099-009-001) Zone Change from R-20 to Government**  
Owner -Town of Montville, Applicant – Barry Parfitt, PE – Wright-Pierce (*Submitted 1/12/2026, Date of Receipt 1/27/2026, PH must be scheduled within 65 days of receipt on 2/24/2026*)
10. **Zoning Matters: ZEO Report**
11. **Land Use Director Report.**
  - a. Zoning Regulation Amendments  
Commissioner Feedback on Proposed changes;  
Building Height Discussion (C1 Sec.10.7, C2 Sec 11.7);  
Multifamily building orientation change, (Sec. 4.11.5.2)

**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.**

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- b. POCD  
Steering Committee Members  
Consultant Selection  
Consultant qualification review
- c. Housing Grant Update / feedback from State
- d. Revive and Renew Route's 163/32; Comments from Commission
- e. Council of Government Safety Action Plan Update
- f. Tax Increment Financing (TIF) Districts
- g. February 11 Workshop

**12. Other Business:** None

**13. Correspondence:**

TOWN OF NORWICH – Notification and referral regarding proposals to comprehensively amend the zoning map and zoning regulations of the City of Norwich.

**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.**

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