

Montville Planning & Zoning Commission
REGULAR MEETING
February 24, 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 January 27, 2026 Regular Meeting Minutes
 - b. Approval of the February 11, 2026 Special Meeting Minutes
6. **Remarks from the public not relating to items on the agenda.**
7. **Public Hearing:**
 - 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 on behalf of WPCA (*Submitted 1/12/2026, Date of Receipt 1/27/2026, Scheduled for a Public Hearing on February 24, 2026*)
 - b. **Discussion & Decision 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 on behalf of WPCA (*Decision required within 65 days of the close of PH*)
8. **Old Business:**
9. **New Business:**
 - a. **C.G.S. § 8-24 Review** for the discontinuance and sale of **PTA Lane.**
 - b. **26 SITE 1 – 245 Route 32 (070-010-000) Modification of Modified Site Plan for 22 Unit Condominium Development** - Applicant -John Eoanou, Owner -Wiltons Holdings LLC. (*Submitted 2/10/2026, Date of Receipt 2/24/2026, DRD 4/30/2026.*)
10. **Zoning Matters:** ZEO Report
11. **Review and Discussion: Town Vision Working Session**
 - a. Use Table Review
 - b. Roundtable Planning: Prouds and Sorrys Exercise.
12. **Land Use Director Report:**
13. **Other Business:** None

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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14. Correspondence:

- a. Robinson + Cole** - Cellco Partnership d/b/a/ Verizon Wireless – Petition for Declaratory Ruling Filed with the Connecticut Siting Council for the Installation of a Wireless Telecommunications Facility at 401 Chapel Hill Road, Montville, Connecticut.
- b. CT Siting Counsel –PETITION NO. 1704-** TRITEC Energy Development, LLC (TRITEC Americas, LLC) petition for a declaratory ruling, for the construction, maintenance and operation of a 1.99-megawatt AC solar photovoltaic electric generating facility and associated equipment located at 40 Old Colchester Road, Salem, Connecticut, and associated electrical interconnection.

15. Executive Session:

16. Adjournment.

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