

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**March 24, 2026 - 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 January 27, 2026 Regular Meeting Minutes
  - b. Approval of the February 11, 2026 Special Meeting Minutes
  - c. Approval of the March 11, 2026 Special Meeting Minutes
6. **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 Town Hall closed, re-noticed for March 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*)
7. **Old Business:**
  - a. **C.G.S. § 8-24 Review** for the discontinuance and sale of **PTA Lane**. (*Continued from 3/11/26 Special Meeting*)
  - 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.*)
  - c. **25 SUB 7 & 25 SP 1 – 47 Sharp Hill Road (023-063-000) 23 lot Resubdivision** – Owner - R&N Holding Company, LLC (*Approved with conditions on 11/18/25*) REQUEST FOR 90 DAY EXTENSION OF TIME TO FILE MYLAR PLANS TO JUNE 4, 2026.
  - d. **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 EXTENSION OF TIME TO FILE MYLAR PLANS TO JULY 8, 2026.
  - e. **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 TO JULY 8, 2026.

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**8. New Business:**

- a. **26 ZC 2 – Text Amendment** to add new sections as follows: 1.3 New Definition: Architectural Façade Element, Blank Wall, Fenestrations, Architectural Vegetation, Deciduous Tree or Shrub, Desire Line, Evergreen Tree or Shrub, Groundcover Vegetation, Invasive Plants, Landscape(d), Landscaped End Island, Landscaped Intermediate Island, Landscaped Median Island, Large Deciduous Tree, Large Evergreen Tree, Medium Deciduous Tree, Medium Evergreen Tree, Small Deciduous Tree, Small Evergreen Tree, Non-Invasive Native/Adaptive Plant Material, Shade Tree, Street Tree, BUG, Footcandle, Full Cut-Off, Glare, Light Trespass, Nadir, Photometric Plan, Security Lighting, Access Drive, Drive Aisle, Parking Area, Parking Row, Parking Stall; amend Section 18; add new Section 18B.0 Landscape & Site Design Standards, Section 18C.0 Lighting Standards, Section 18D.0 Siting of Necessary Exterior Appurtenances and Section 18E.0 Blank Wall and Use of Fenestrations – Applicant: Town of Montville PZC (*Submitted 3/6/26, Date of Receipt 3/24/26, PH must be scheduled within 65 days of receipt*)
- b. All of Us at North, LLC pre-application review for numerous parcels along Massapeag Side Road and parcels on Route 32. – Advisory Letter to CMDA regarding proposed development
- c. 26 SITE 2 – 888 Route 32 (083-005-000) – Accessory Parking Lot – Applicant: Joe Pennell, Owner: Depot Road Property LLC (*Submitted 3/19/26, Date of Receipt 3/24/26, DRD 5/28/26*)

**9. Zoning Matters: ZEO Report**

**10. Land Use Director Report:**

- a. Update and discussion on Zoning Amendments
- b. TIF District Review; Follow up from March 11 meeting
- c. Housing Plan/POCD Subcommittee Establishment

**11. Other Business: None**

**12. 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 Council** - PETITION NO. 1703 – Cellco Partnership d/b/a Verizon Wireless petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for modifications to an existing telecommunications facility and installation of associated telecommunications equipment located at 401 Chapel Hill Road in Montville, Connecticut.
- c. **CT Siting Council** –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

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associated equipment located at 40 Old Colchester Road, Salem, Connecticut, and associated electrical interconnection.

- d. **Town of Bozrah CGS Referral** dated March 16, 2026 regarding Zoning Map Amendment of Map 19 Lot 051-B Application Number PZC0212206-1
  - e. **Town of Preston CGS Referral** dated March 12, 2026 regarding Zoning Text Amendment #2026-01 to amend Section 2 and 15 in regards to building heights
  - f. **CT Siting Council** – SUB-PETITION NO. 1157-SWMHNMMBB-01 (South Windsor, Milford, Haddam, New Milford, Montville, Bloomfield and Bethel) – Eversource Energy and The United Illuminating Company joint declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for all transmission substation reliability improvements to comply with North American Electric Reliability Corporation (NERC) Reliability Standards for Critical Infrastructure Protection.
- 13. Executive Session:**
- a. Appeals of 24SUB4 - George (Docket No. KNLCV-24-6070649-S) and Dombrowski (Docket No. KNLCV-24-6070650-S) v. PZC
- 14. To Consider and Act on a Motion** to Settle on George (Docket No. KNLCV-24-6070649-S) and Dombrowski (Docket No. KNLCV-24-6070650-S) v. PZC
- 15. Adjournment.**

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