

Montville Planning & Zoning Commission
SPECIAL MEETING
APRIL 8, 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. **Public Hearing:**
 - 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 set for 4/8/26, PH must close within 35 days of opening*)
 - a. **Discussion & Decision 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 (*Decision required within 65 days of the close of PH*)
5. **Working Session for Town Comprehensive Plan Update**
 - a. Dept. of Housing Technical Assistance Grant
 - b. Amendments: July 1, 2026 HB 8002 Revisions
 - c. TIF Update
 - d. Review and discussion of the 2026-2027 proposed Budget and Capital Improvement Plan.
 - e. Commissioner Comments/Questions
6. **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.