

Montville Planning & Zoning Commission
REGULAR MEETING
April 28, 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 March 24, 2026 Regular Meeting Minutes
 - b. Approval of the April 2, 2026 Special Meeting Minutes
 - c. Approval of the April 8, 2026 Special Meeting Minutes
6. **Public Hearing:** None
7. **Old Business:**
 - a. **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.)*
 - b. **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)*
8. **New Business:**
 - a. **26 SITE 3 – 061-002-000 Noble Hill Road – Mitigation of the Unpermitted Removal of Earth Products** – Applicant/Owner: Jeffrey Phillips & Jennifer Michaels *(Submitted 4/2/26, Date of Receipt 4/28/26, DRD 7/2/26)*
 - b. **26 SITE 4 – 176 Meeting House Lane (046-069-000) – Pickleball Court Parking Lot Improvements** – Applicant: Town of Montville Public Works, Owner: Town of Montville (Camp Oakdale) *(Submitted 4/6/26, Date of Receipt 4/28/26, DRD 7/2/26)*
9. **Zoning Matters:** ZEO Report
10. **Review and act upon the 2026-2027 Capital Improvement Plan.**
11. **Land Use Director Report:**
 - a. Amendments: July 1, 2026 HB 8002 Revisions
 - b. Amendment: Temporary Moratorium on Mobile Manufactured Home Parks
 - c. TIF Update
 - d. Commissioner Comments/Questions
 - e. Representative for POCD/Housing Plan
 - f. Report of Meeting with DECD re: All of Us at North, LLC"
 - g. WPCA Utility Capacity Discussions

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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12. Other Business: None

13. Correspondence:

- a. **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. Dated 3/19/26
- b. **Town of Preston CGS Referral** dated March 20, 2026 and received March 30, 2026 regarding Zoning Text Amendment #2026-02: Mel Wiese to amend Section 2, 9.2 and Section 18 regarding Materials Processing Facility.
- c. **CT Siting Council** – PETITION NO. 1704 TRITEC Energy Development, LLC (TRITEC Americas, LLC) petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, 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. Connecticut General Statutes §4-176 Deadline for Action - Set Date for Decision. Dated 4/2/26
- d. **FOI Request** dated April 9, 2026 for records related to 375 Maple Avenue.
- e. **FOI Request** addressed to Planning & Zoning Commission dated April 9, 2026 regarding All of Us at North, LLC.
- f. **FOI Request** addressed to D. Goderre dated April 9, 2026 regarding documents listed on Attachment A.
- g. **Town of Ledyard CGS Referral** dated April 16, 2026 and received April 20, 2026 regarding amendments to the Ledyard Zoning Regulations Sections regarding Parking per PZ#26-2ZRA.

14. Executive Session: None

15. Adjournment.

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