

**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**

**MINUTES**

1. **Call to Order.** Chairman Pieniadz called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance.
3. **Roll Call and seating of Alternates. Present:** Chairman William Pieniadz, Vice Chair Wills Pike, Secretary John Desjardins, Commissioners Lisa Terry, Joseph Summers, Chuck Longton, Mickey Gillette, Josh Kobyluck and Sara Lundy, and Alternate Mark Meyers. **Absent:** None. **Also Present:** Land Use Director Dennis Goderre, Assistant Planner Meredith Badalucca, Zoning and Wetlands Officer Stacy Radford and Administrative Assistant Katherine Rose.

Chairman Pieniadz stated that Alternate Mark Meyers would not be seated or voting.

4. **Additions or Changes to the Agenda.** None.
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

**MOTION (DESJARDINS/SUMMER) to APPROVE the minutes of the March 24, 2026 Regular Meeting; April 2, 2026 Special Meeting; and April 8, 2026 Special Meeting.**  
**VOTE: (8-0-1) Commissioner Sara Lundy abstained. Motion CARRIED**

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.)*

Assistant Planner Meredith Badalucca read into the record her staff report dated 4/27/26.

Doug Reich, Fuller Engineering & Land Surveying, was present on behalf of the applicant John Eoanou. Doug Reich reiterated the staff report dated 4/27/26 and highlighted that all department and staff comments had been addressed in the proposed modified plans.

Chairman Pieniadz asked the Commission if there were any questions for Mr. Reich or staff members.

Commissioner Lisa Terry asked if the proposed snow storage space would be adequate. Doug Reich responded that it was and the contractor would be responsible for trucking snow off site if necessary.

Chairman Pieniadz asked the Commission if there were any other questions for Doug Reich or staff members, and there were none.

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**MOTION (TERRY/DESJARDINS)** to APPROVE with condition numbers 1-25 as indicated in the staff report dated April 27, 2026, application number 26 SITE 1 for a 22 unit multi-family development and associated site improvements at 245 Route 32 (070-010-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set titled “Proposed 22 Unit Condominium Development, 245 Norwich-New London Road (CT Route 32), Montville, CT, Applicant Western Group, LLC, 338 Westport Road, Wilton, CT, Owner Wilton Holdings, LLC, 338 Westport Road, Wilton, CT, Prepared by Fuller Engineering & Land Surveying, Dated 1/25/22, Revised 4/21/26”.

**CONDITIONS:**

General Conditions:

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work for each phase.
4. An approved Zoning Permit is required for each phase prior to the start of any work.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
6. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.
7. All previous conditions of approval remain in effect.

Site Specific Conditions:

8. Foundations for Phase II, III, IV shall be staked out by LS.
9. LS shall locate formwork prior to pour and provide As-Built for review and approval by Zoning Officer (ZEO). Once ZEO approves formwork As-Built, the foundation may be poured.
10. After pour, LS shall locate foundation and provide an As-Built plan for review and approval by ZEO. Construction of buildings shall not start until the ZEO has reviewed and approved said As-Built.
11. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
12. All landscaping shall be maintained post construction.
13. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
14. Site signage not shown on plan shall require an approved zoning permit prior to installation.

Conditions to be met prior to signing of plans:

15. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.

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16. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
17. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
18. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

Conditions to be met prior to the issuance of zoning permits:

19. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
20. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.
21. A soil erosion & sediment control bond shall be in effect in the amount of \$27,258.00 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development.
22. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.
23. No zoning permits shall be issued until the items indicated in the pictures attached to the staff report dated April 27, 2026 have been addressed.

Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:

24. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
25. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

**Roll call vote. All in favor (9-0-0) MOTION APPROVED.**

- 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*)

Assistant Planner Meredith Badalucca advised that staff requested additional materials for this application that had not yet been received. She suggested continuing the application until the next regular meeting.

**MOTION (TERRY/LONGTON) to CONTINUE to May 26, 2026. All in favor (9-0-0)**  
**Motion CARRIED**

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**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*)

Assistant Planner Meredith Badalucca read into the record her staff report dated 4/22/26.

Attorney Bill McCoy, Heller, Heller & McCoy, was present on behalf of the applicant Jeffrey Phillips. Attorney McCoy reiterated the staff report dated 4/22/26 and explained the application was to regrade approximately three acres of disturbed area with a finish grade of no more than a 2:1 slope directed towards the scarred areas. Attorney McCoy noted the application recommend 3-inches of top soil be placed in those areas.

Chairman Pieniadz asked the Commission if there were any questions for Attorney McCoy or staff members.

Commissioner Wills Pike questioned how the proposed 3-inch top soil thickness was determined for the disturbed non-wetland soil areas. Attorney McCoy responded it was based on a conversation with the applicant's engineer.

Commissioner Chuck Longton noted that the average soil thickness for mitigated areas was 4 to 8-inches and expressed he would prefer to see the top soil thickness in that range. Chairman Pieniadz stated he felt a 6-inch thickness would be adequate based on the photos provided in order to maintain vegetation growth. Director Dennis Goderre agreed that 6-inches was typically standard for establishing new sustainable ground coverage.

Chairman Pieniadz asked the Commission if there were any other questions for Attorney McCoy or staff members, and there were none.

**MOTION (LONGTON/DESJARDINS) to REVISE Condition #9a in the staff report dated April 22, 2026 to state “The proposed topsoil thickness should be 6-inches for the disturbed non-wetland soil areas.” All in favor (9-0-0) Motion CARRIED**

**MOTION (LONGTON/DESJARDINS) to APPROVE** with condition numbers 1-19, as indicated in the staff report dated April 22, 2026, application number 26 SITE 3 for necessary grading for the mitigation of the unpermitted removal of earth products from the subject property at the parcel identified as 061-002-000 Noble Hill Road in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled “Topographic Survey w/Wetlands, Prepared for Jeffrey Phillips, Assessors NO. 61-002, Noble Hill Road, Montville, CT, Dated May 12, 2025, Revised 3/20/26”

**CONDITIONS:**

**General Conditions:**

1. This approval is for the specific use identified in the application. Any change in the nature of use, site or addition of structure(s) will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.

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4. An approved Zoning Permit is required prior to the start of any work.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
6. No use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.

Site Specific Conditions:

7. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
8. All landscaping shall be maintained post construction.

Conditions to be met prior to signing of plans:

9. Plans shall be revised to address the Town Engineer's comments dated 4/17/26. The revised plans shall be reviewed and approved by the Town Engineer.
  - a. The proposed topsoil thickness should be 6-inches for the disturbed non-wetland soil areas.
  - b. Temporary erosion control blanket, hydroseed with bonded fiber matrix, or equal should be provided on the finished slopes that are steeper than 3:1.
10. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
11. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
12. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
13. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

Conditions to be met prior to the issuance of zoning permits:

14. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
15. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.
16. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development.
17. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:

18. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
19. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: The Conditions of Approval do not take the place of other requirements found in the  
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Town Codes, Regulations, and Application Instructions.

**Roll call vote. All in favor (9-0-0) MOTION APPROVED.**

- 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)*

Assistant Planner Meredith Badalucca read into the record her staff report dated 4/28/26.

Kyle Haubert, CLA Engineers, was present on behalf of the applicant Town of Montville Public Works. Kyle Haubert reviewed the sections of the zoning regulations that the applicant did not feel were applicable for the Commission to reach a decision on the application. Assistant Planner Meredith Badalucca stated she agreed that the sections listed in her report dated 4/28/26 were not applicable.

Chairman Pieniadz asked the Commission if there were any questions for Mr. Haubert or staff members.

**MOTION (LUNDY/TERRY) to find that ZR Sections 17.4.3, 17.4.4, 17.4.6, 17.4.7, 17.4.8, 17.4.13, 17.4.14, 17.4.17, 17.4.20, 17.4.22, 17.4.23 and 17.4.25, for the reasons stated in the application materials and staff report dated April 28, 2026, are not necessary or required to reach a decision on Application 26 SITE 4. All in favor (9-0-0) Motion CARRIED**

Kyle Haubert highlighted that the proposed plans were for 45 parking spaces and that the improvements included a reduction of 2 feet of impervious area by the curb, as well as storm water improvements.

Chairman Pieniadz asked the Commission if there were any questions for Mr. Haubert or staff members.

Commissioner Chuck Longton asked what the size of the proposed parking lot would be and if a pervious lot had been considered. Kyle Haubert responded that the lot was approximately 60-feet by 231-feet and four-tenths acre in size. Kyle Haubert continued that a pervious lot was cost prohibitive as the proposed work was being done through a DEEP grant and would be an improvement to what was existing.

Commissioner Wills Pike asked for clarification on why there were not concerns with not identifying the boundaries of the property, as mentioned in the staff report dated 4/28/26. Kyle Haubert responded that the proposed lot would fit in the footprint of the existing lot, the property had been in operations since the 1970's and there were no neighboring property abutters.

Chairman Pieniadz asked the Commission if there were any other questions for Mr. Haubert or staff members, and there were none.

**MOTION (LUNDY/DESJARDINS) to APPROVE with condition numbers 1-19 as indicated in the staff report dated April 28, 2026, application number 26 SITE 4 for the reconstruction of an existing parking area near the pickleball and tennis courts at 176**

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Meetinghouse Lane (046-069-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled “Plan Prepared for Town of Montville, CT, Camp Oakdale Pickleball Court Parking Lot Improvements, 20 Simpson Lane, Dated 3/30/26, Revised 4/27/26”.

**CONDITIONS:**

**General Conditions:**

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
4. An approved Zoning Permit is required prior to the start of any work.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
6. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.

**Site Specific Conditions:**

7. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
8. All landscaping shall be maintained post construction.
9. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
10. Site signage not shown on plan shall require an approved zoning permit prior to installation.

**Conditions to be met prior to signing of plans:**

11. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
12. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
13. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
14. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

**Conditions to be met prior to the issuance of zoning permits:**

15. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
16. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.

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17. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:

18. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
19. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

**Roll call vote. All in favor (9-0-0) MOTION APPROVED.**

9. **Zoning Matters:** ZEO Report was read into the record by Zoning and Wetlands Officer Stacy Radford.

10. **Review and act upon the 2026-2027 Capital Improvement Plan.**

Director Dennis Goderre reviewed the proposed Capital Improvement Plan and highlighted the items connected to the Planning and Land Use Department. Director Dennis Goderre noted that any cost differences would be covered in the following fiscal years. The Commission had a brief discussion.

**MOTION (SUMMERS/LUNDY) to send a FAVORABLE report to the Town Council on the 2026-2027 Capital Improvement Plan. All in favor (9-0-0) Motion CARRIED**

11. **Land Use Director Report:**

- a. Amendments: July 1, 2026 HB 8002 Revisions  
Director Dennis Goderre gave a brief overview of the new definitions which are being proposed following HB 8002. He discussed the changes to housing related terms, density definitions and the need for housing to be as-of-right. He also discussed changes to the overlay zone and commercial versus industrial property uses. Director Dennis Goderre stated that staff would put together an application for the regular May meeting so that a public hearing could be set.
- b. Amendment: Temporary Moratorium on Mobile Manufactured Home Parks  
Director Dennis Goderre reviewed the draft temporary moratorium and the Commission had a brief discussion. Assistant Planner Meredith Badalucca noted that such a moratorium could be lifted at any time. Commissioner Joe Summers expressed interested in data on when the last mobile home park in Montville was approved. Dennis Goderre asked the Commissioners to continue review the draft presented for future discussion.
- c. TIF Update  
Director Dennis Goderre briefly discussed the updates to the draft Tax Increment Financing Policy and TIF District Master Plan. He noted that he would provide Commission members with a TIF district boundary map for the next regular meeting.

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- d. Commissioner Comments/Questions  
None.
- e. Representative for POCD/Housing Plan  
The Commission had a brief discussion. Commissioner Sara Lundy offered to act as representative on behalf of the PZC.

**MOTION (PIENIADZ/ DESJARDINS) to APPOINT Commissioner Sara Lundy as the representative of the Planning & Zoning Commission on the POCD/Housing Plan Advisory Committee. VOTE: (8-0-1) Commissioner Sara Lundy abstained. Motion CARRIED**

- f. Report of Meeting with DECD re: All of Us at North, LLC  
Director Dennis Goderre stated he met with DECD and the Mayor following the pre-application review for All of Us at North and that there was still conflicting information between the development team and the state.
- g. WPCA Utility Capacity Discussions  
Director Dennis Goderre reported that staff was working to assemble a list of WPCA related projects that were approved so that WPCA could determine their current capacity.

**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

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PZ#26-2ZRA.

Director Dennis Goderre and Assistant Planner Meredith Badalucca advised the Commission that all of the above were communication received by Staff, no action was necessary.

**14. Executive Session: None**

**15. Adjournment.**

**MOTION (DESJARDINS/LONGTON) to ADJOURN the meeting at 8:51 p.m. All in favor (9-0-0)**

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