

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**May 26, 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 April 28, 2026 Regular Meeting Minutes
6. **Public Hearing:** None
7. **Old Business:**
  - a. **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 ZC 3 - Text Amendments HB 8002** to multiple sections of the Town’s Zoning Regulations as part of a comprehensive rewrite of the Regulations being done, in part, to comply with the terms of Public Act 25-1 of the state legislature, as that Act has been codified in various sections of the Connecticut General Statutes. The proposed amendments include but are not limited to: New format and presentation; amending the definitions of various dwelling types to be consistent with Public Act 25-1; The addition of 4B.16 Table A: Residential Uses by District to clearly describe permitted dwelling types by district; Distinguishing differences between commercial and industrial uses; Reorganization of sections for clarity, including grouping of definitions by commonality; The addition of definitions to describe dwelling types; Clarifying administrative procedures and adding provisions to allow streamlined permitting and summary reviews, including enhanced staff level reviews; Elimination of minimum dwelling sizes; Identifying additional items to be required as part of site plan submissions; Addressing inconsistencies and vague terms/phrases in the existing Regulations; The deletion of the Section 9A.1 Housing Opportunity Development Zone; The deletion of Workforce Housing as this use is addressed in the revisions related to Public Act 25-1; Cross referencing applicable sections by district; Clarifying the permitted uses in the RT 32 Overlay Zone and the application of bulk standards and density requirements; Deletion of expired reference to Cannabis Moratorium. Applicant: Town of Montville Planning and Zoning Commission. (*Submitted 5/4/26, Date of Receipt 5/26/26, DRD N/A, To be Scheduled for PH Hearing for 6/23/26*)
9. **Zoning Matters:** ZEO Report
10. **Motion to Support Round 9 CIF Capital Grant Application: “Reviving Montville’s Town Center: Renewing a Community Core at Routes 32 & 163”**

**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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- 11. Land Use Director Report:**
  - a. Amendment: Temporary Moratorium on Mobile Manufactured Home Parks
  - b. TIF Update
  - c. WPCA Utility Capacity Discussions
  
- 12. Fee Schedule Review; Addition of Site Plan Modification**
  
- 13. Correspondence:**
  - a. **Town of Preston CGS Referral** dated May 8, 2026 and received May 11, 2026 regarding Zoning Text Amendment #2026-03: To amend Section 16 regarding Electric Vehicle Charging Stations.
  
  - b. **Town of Preston CSG Referral** dated May 12, 2026 and received May 15, 2026 regarding Zoning Text Amendments #2026-04 OPTION 1 and #2026-04 OPTION 2: To amend Section 16.6.2 regarding Criteria for the Size of an Accessory Apartment.
  
- 14. Executive Session: None**
  
- 15. Adjournment.**

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