

Montville Planning & Zoning Commission
REGULAR MEETING
June 23, 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:**
 - 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, PH Set for 6/23/26)
 - b. **Discussion & Decision 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

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(Decision required within 65 days of the close of PH)

7. Old Business:

- a. **26 SITE 2 – 888 Route 32 (083-005-000) – Free-Standing Parking Lot** – Applicant: Joe Pennell, Owner: Depot Road Property LLC *(Submitted 3/19/26, Date of Receipt 3/24/26, DRD 5/28/26, 65 Day Extension Requested DRD 8/1/26)*
- b. **25 SUB 7 & 25 SP 1 – 47 Sharp Hill Road (023-063-000) – 23 Lot Re-subdivision** – 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 SEPTEMBER 2, 2026.

8. New Business:

- a. **C.G.S. § 8-24 Review for a USDA Grant Application - Planning Study (Meadows Apartments)** *(Decision Required within 35 Days of Receipt by PZC)*
- b. **C.G.S. § 8-24 Review for the Redevelopment and Future Sale of a Portion of 911 Route 32** *(Decision Required within 35 Days of Receipt by PZC)*
- c. **26 SITE 6 – 2020 Route 32 (099-045-00A) – Recycling Station to be Installed within Existing Parking Lot Limits** – Applicant: Count & Crush LLC, DBA CLYNK, Owner: Montville Station LLC *(Submitted 6/12/26, Dated of Receipt 6/23/26, DRD 8/27/26)*
- d. **26 SITE 7 – 18 Powerhouse Road (070-034-000)** Modifications of Previously Approved PZC Application: 25 SITE 2 – Applicant: Fedus Engineering, Owner: JNE Holdings LLC *(Submitted 6/16/26, Date of Receipt 6/23/26, DRD 8/27/26)*

9. Zoning Matters: ZEO Report

10. Land Use Director Report:

- a. Revive and Renew Routes 163 & 32
 - i. Commissioner Feedback: Council Presentation
 - ii. Final Report Due July 1

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- b. POCD Update Re: Revive & Renew Addition
 - c. Comprehensive Plan Update: Schedule
 - d. Site Plans: Imposing Modifications v. Conditions (See Memo)
 - e. TIF Update
 - f. CIF Grant Round 9 Submission on June 5.
 - g. Motion to Support submission for the DECD Greyfield Opportunity Grant: 350 Route 32 Conditions Evaluation Study; Due August 5, 2026, noting consistency with POCD.
 - h. Community Building Workshop conducted by the Nature Conservancy mid-September
- 11. Fee Schedule Review; Addition of Site Plan Modification**
- 12. 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.
 - c. **Town of Preston CSG Referral** dated June 4, 2026 and received June 12, 2026 regarding Zoning Regulations Amendments
 - d. **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. Final Decision.
- 13. Executive Session: None**
- 14. Adjournment.**

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