



Montville Planning & Zoning Commission
REGULAR MEETING
July 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 June 23, 2026 Regular Meeting Minutes
6. **Public Hearing: NONE**
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. **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*)
 - c. **26 SITE 7 – 18 Powerhouse Road (070-034-000)** Modifications of Previously Approved PZC Application: 25 SITE 2 – Applicant: John Eoanou - JNE Holdings, Owner: JNE Holdings LLC (*Submitted 6/16/26, Date of Receipt 6/23/26, DRD 8/27/26*)
8. **New Business:**
 - a. **26 SITE 8 – 197 Route 32 (070-025-000)** Change of Use Home Occupation Dentist Office to Financial Planning Office Building – Applicant: Fedus Engineering, Owner: Glenn Johnson (*Submitted 6/24/26, Date of Receipt 7/28/26, DRD 10/1/26*)
 - b. **26 SITE 9 – 695 Route 32 (079-013-000)** Proposed Residential Development (Two Additional Units on a Commercial Lot to Create a Triplex) – Applicant: John Eoanou; North Group, LLC, Owner: North Group LLC (*Submitted 7/14/26, Date of Receipt 7/28/26, DRD 10/1/26*)
 - c. **TIF Districts Referral from Town Council.** Receive said referral to initiate the review of the proposed TIF District Policy; Town Center TIF District Master Plan; Gateway North TIF District Master and issue report to Town Council

- d. **2022 POCD Update** - Consider the possible amendment to the 2022 POCD by incorporation in whole or in part the Revive and Renew Routes 163 / 32: Strategic Investment Plan; schedule public hearing and initiate the following referrals:
 - i. Refer to Town Council 65 days prior to hearing (refer July 29, 2026)
 - ii. Refer to SE Ct COG 65 days prior to hearing (refer July 29, 2026)
 - iii. Posted on website 35 days prior to hearing: Completed 07/22/26
 - iv. File with Town Clerk 35 days prior to Hearing (July 31, 2026)
 - v. Legal Notice 1: October 16th; 10-15 days prior
 - vi. Legal Notice 2: October 23rd; Not less than 2 days
 - vii. Public Hearing: October 27, 2026

9. Zoning Matters: ZEO Report

10. Land Use Director Report:

- a. POCD Kickoff with Goman + York
 - i. General Update
 - ii. Special PZC Meeting 8/12/26
- b. CMDA Development District Consideration
- c. Community Building Workshop conducted by the Nature Conservancy mid-September

11. Correspondence:

- a. **FEMA New London Country Preliminary FIRM and FIS Report** dated June 16, 2026 and received June 29, 2026 (refer to <https://www.townofmontville.org/departments/services/planning-department/fema-new-draft-mapping-update/>)
- b. **CT Siting Council** – EM-EVER-086-260702e – Eversource notice of intent to modify an existing energy facility located at 89 Lathrop Road, Montville, Connecticut, pursuant to Connecticut State Agencies Section §16-50j-57 and §16-50j-58.
- c. **Town of East Lyme CGS §8-7d(c) Referral** dated July 8, 2026 and received July 9, 2026 for Application of Kristen Clarke, P.E. PTOE, Applicant; Duval Partners, LLC, Owner; Application for a 20-Lot Subdivision of approximately 12.67 acres of land Zoned RU-200 on property located on the South side of Holmes Road between 20 and 38 Holmes Road, East Lyme, Connecticut, Assessor's Map #57.0, Lot #30.
- d. **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. **Final Decision.**

12. Executive Session: None

13. 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.