



Montville Planning & Zoning Commission
REGULAR MEETING
August 25, 2026 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382



AMENDED 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 July 28, 2026 Regular Meeting Minutes
 - b. Approval of the August 12, 2026 Special Meeting Minutes
6. **Public Hearing: NONE**
7. **Old Business:**
 - a. **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, 65 Day Extension Granted to 10/31/26*)
 - b. **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– Applicant: Fedus Engineering, Owner: Glenn Johnson (*Submitted 6/24/26, Date of Receipt 7/28/26, DRD 10/1/26*) **WITHDRAWN 8/20/26**
 - c. **26 SITE 9 – 695 Route 32 (079-013-000) Proposed Residential Development (Middle Housing Development to Include Three (3) Townhouses)** – Applicant: John Eoanou; North Group, LLC, Owner: North Group LLC (*Submitted 7/14/26, Date of Receipt 7/28/26, DRD 10/1/26*)
 - d. **26 POCD 1 - 2026 POCD Update** Proposed Amendments to the 2022 Montville Plan of Conservation and Development. Applicant: Town of Montville Planning and Zoning Commission. (*Submitted 7/28/26, Date of Receipt 7/28/26, PH Set for 10/27/26, DRD N/A*)
8. **New Business:**
 - a. **26 SUB 1 – 211 Chapel Hill Road (028-008-000) – 2 Lot Subdivision** – Applicant: Andrew Myers, Owner: Andrew and Margo Myers (*Submitted 8/7/26, Dated of Receipt 8/25/26, DRD 10/29/26*)
 - b. **26 ZC 4 – Text Amendments to amend Section 2.14 Farm and Farm Building, Section 2.8 Accessory Dwelling Unit (In-Law Apartment) and Section 4B.16; and to add Section 4B.6A Accessory Dwelling Units (ADU).** (*Submitted 8/21/26, Date of Receipt 8/25/26, PH to be Scheduled, DRD N/A*)

- c. **C.G.S. § 8-24 Review for the Future Sale of 192 Maple Avenue** (*Decision Required within 35 Days of Receipt by PZC*)
- 9. **Zoning Matters: ZEO Report**
- 10. **Updates and Status of Development of Town Comprehensive Plan (Housing Plan/POCD/Zoning Regulations/Subdivision Regulations/Design Guidelines)**
 - a. Schedule Review
 - b. Recap - Special PZC Meeting 8/12/26 – Results from Group Exercises
- 11. **Discussion of Potential Zone Changes: Industrial Land in vicinity of Route 163/I-395 Interchange**
- 12. **Discuss Possible Limits of CMDA Development District**
- 13. **Land Use Director Report:**
 - a. Community Building Workshop conducted by the Nature Conservancy mid-September
 - b. Other
- 14. **Correspondence: NONE**
- 15. **Executive Session: NONE**
- 16. **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.