

Town of Montville - Planning and Zoning Commission

Meeting Agenda - August 24, 2021, 6:00 p.m.

Town Council Chambers – Town Hall

**All persons in attendance must wear a face mask if not fully vaccinated
and remain six feet from others.**

Comments will only be accepted at times designated during public hearings by the Chair of the meeting. The Planning and Zoning Commission Rules of Procedure, decorum, timeliness and suitability shall be followed and enforced

1. Call to Order
2. Pledge of Allegiance
3. Roll Call:
4. Executive Session: None
5. Public Hearing/Application: None
6. Old Business:
 - a. Discussion and Decision : 221 ZC 2 – Town of Montville: Proposed Zoning Regulation Text Amendments- Section 1.3- Revise- Farm Animals and Junkyard, Add Pet; Section 4.2.2- Revise; Section 4.10.4- Add Section 4.10.4.3: Conex type storage boxes; Section 4.11.8: Delete Hens and Add “Chickens (Hens)”; Section 4.11.8.1: Delete “hens” and Add “chicken (hens)”; Section 4.11.8.2 Delete hens and poultry and Add “chicken (hens)”; Section 8.6.1, 8.6.2, 8.6.3 R40 Minimum Setbacks: Add Multifamily setbacks; Section 9B.3(b): Delete
7. New Business:
 - a. 221 ZC 3 – Applicant: Old Colchester Road, LLC Proposed Zoning Regulation Text Amendment to Section 16.10.6 to amend text to add after the word zone “however, that lots in the R-40 zone may be developed in accordance with the following bulk requirements if served by public sewer and water: Lot frontage: 80 feet, Front yard setback: 30 feet, Rear yard setback: 30 feet, Side yard setback: 10 feet”
 - b. 221 SITE 3 – 10, 18, 26, 34, 42 Sachatello Industrial; 325, 335 Butlertown Rd (27-007, 008, 009, 010, 011, 012, 013) Applicant: Holly Lombardi Land Holdings, LLC Modification to Existing Rock Crusher Plan to include the Installation of a Yard hydrant from the waterline system on Butlertown Road.
 - c. 221 ZC 4- Applicant : Town of Montville Proposed amendments to the Zoning Regulations: Preamble- Amend; Route 32 Overlay Zone Section 14A.3(d) Add “for 2 bedroom units and one space for an efficiency or 1 bedroom” after “spaces”; Parking Requirements Section 18.3.1 Add “containing two (2) bedrooms and one (1) space for each family unit containing one (1) bedroom” after “unit”; Section 18.3.2 For Multi-Family Dwellings Add “Minimum” before “Parking Requirements”; Add “1” Delete “2” before “space for 1 bedroom unit”; Add “2” Delete “2 ½” before “spaces for each unit with 2 bedrooms”
8. Zoning Matters:
 - a. July Zoning Officer Report
9. Town Planner:
10. Other Business:
 - a. POCD update
11. Minutes:
 - a. Approval of the July 27, 2021 Meeting Minutes
12. Adjournment