

**Town of Montville  
Planning and Zoning Commission  
Regular Meeting & Public Hearing Agenda  
October 26, 2021, 6:00 p.m.  
Town Council Chambers – Town Hall**

**All persons in attendance must wear a face mask 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 Hearings/Applications:**
  - a. **Public Hearing: 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” (*Date Received in Office: 7/29/21, Date of Receipt 8/24/21, PH Opened 9/28/2021, PH Cont. to 10/26/21, PH must close by 11/1/21 unless ext. granted*).
  - b. **Discussion and Decision: 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” (*DRD 65 days from close of PH*).
  - c. **Public Hearing: PZ 221 5** – Application of Montville PZC to Opt Out of Public Act 21-29 Reduced Parking Requirements. (*PH must close by N/A. PZC Application*).
  - d. **Discussion and Decision: PZ 221 5** – Application of Montville PZC to Opt Out of Public Act 21-29 Reduced Parking Requirements. (*DRD – N/A. PZC Application*).

6. **Old Business:**
7. **New Business:**
  - a. **C.G.S. §8-24 Review** for report to the Town Council regarding discontinuance of road at the end of Fort Shantok Rd (1.69 acres) & Sunny Hill Dr. (1.85 acres).
  - b. **PZ# 221-1 POCD** – Application of the Montville Planning & Zoning Commission for 2021 Proposed Amendments to the 2010 Montville Plan of Conservation and Development. (*PH set for 12/14/21 – No Action Required*).
8. **Zoning Matters:**
  - a. October Zoning Officer Report
9. **Town Planner.**
10. **Other Business:**
  - a. Proposed Operating Budget for FY22/23
11. **Correspondence:**
  - a. Letter dated October 5, 2021 to Katie Sandberg, Town Clerk, from Samuel S. Alexander, Bozrah Town Planner/SCCOG, regarding application from GotSpace Data Partners proposed Zoning Regulation Amendments – add new Section 9A (Technology Park District)
  - b. Letter dated October 6, 2021 to Montville Town Clerk from Kathy B Warzecha, Preston Town Planner, regarding proposed Zoning Regulation Amendments – Regarding Short Term Rentals
12. **Minutes:**
  - a. Approval of the September 28, 2021 Public Hearing/Regular Meeting
13. **Adjournment.**