Montville Planning & Zoning Commission
REGULAR MEETING
October 27, 2026 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

Planning & Zoning Commission

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 September 22, 2026 Regular Meeting Minutes

6. **Public Hearing**:
   a. **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)*

   b. **Discussion & Decision: 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)*

   c. **26 ZC 5 – Text Amendment to Section 2.8, Section 2.14, Section 4B.16, Section 8.7, Section 9.4, Section 9.7, Section 9A.5, Section 18.3, Section 18.4, Section 18.9, Section 18B.5, and Section 18B.9; and to add Section 4B.6A (ADU).** Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/23/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

   d. **Discussion & Decision: 26 ZC 5 – Text Amendment to Section 2.8, Section 2.14, Section 4B.16, Section 8.7, Section 9.4, Section 9.7, Section 9A.5, Section 18.3, Section 18.4, Section 18.9, Section 18B.5, and Section 18B.9; and to add Section 4B.6A (ADU).** Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/23/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

   e. **26 ZC 6 – Text Amendment to add Section 14A.12 Integrated Developments.** Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/23/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

   f. **Discussion & Decision: 26 ZC 6 – Text Amendment to add Section 14A.12 Integrated Developments.** Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/23/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

   g. **26 ZC 7 – Text Amendment to Delete Current Section 18E.0 "BLANK WALL & FENESTRATIONS" and Replace with Section 18E.0 "BUILDING TYPES: STANDARDS"; and Map Amendment to add the Route 32 Town Center Corridor.**

Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/30/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

h. **Discussion & Decision: 26 ZC 7 – Text Amendment to Delete Current Section 18E.0 "BLANK WALL & FENESTRATIONS" and Replace with Section 18E.0 "BUILDING TYPES: STANDARDS"; and Map Amendment to add the Route 32 Town Center Corridor.** Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/30/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

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)* **WITHDRAWN 9/29/26**

b. **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, Extension Granted to 10/27/26)*

c. **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)*

8. New Business:

a. **26 SITE 10 – 310 Route 163 (082-061-00A)** Proposed Construction Vehicle & Equipment Maintenance Facility – Applicant/Owner: NJG LLC *(Submitted 9/30/26, Date of Receipt 10/27/26, DRD 12/31/26)*

b. **26 SITE 11 – 197 Route 32 (070-025-000)** Change of Use from Single Family Residence with Home Occupation of a Dental Office to Financial Planning Office with Residential Unit on 2nd Floor – Applicant/Owner: GBJ LLC *(Submitted 10/1/26, Date of Receipt 10/27/26, DRD 12/31/26)*

c. **26 ZC 8 – 1741 & 1751 Route 32 (094-036-000 & 094-035-000)** Zone Change R-20 to R-20M – Applicant: All of Us at North LLC, Agent: Attorney David Sherwood *(Submitted 10/13/26, Date of Receipt 10/27/26, PH must be scheduled within 65 days of Receipt, PH must close within 35 days, DRD within 65 days of close of PH)*

d. **C.G.S. § 8-24 Review for Camp Oakdale Pavilion Sites** 75 Oxoboxo Dam Road for Proposed Parking Lot Improvements *(Decision Required within 35 Days of Receipt by PZC)*

e. **C.G.S. § 8-24 Review for Camp Oakdale Main Campus** 176 Meetinghouse Lane for Proposed Site Improvements to include Parking, Drainage, Multi-Use Path, Disc Golf Installation, ADA Improvements, Updates to Trails, Safety and Security, and Lighting *(Decision Required within 35 Days of Receipt by PZC)*

f. **C.G.S. § 8-24 Review for Town Hall Fuel Oil Storage Tank Installation** 310 Norwich-New London Turnpike *(Decision Required within 35 Days of Receipt by PZC)*

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.

g. **C.G.S. § 8-24 Review for Community Center Fuel Oil Storage Tank Installation** 836 Old Colchester Road *(Decision Required within 35 Days of Receipt by PZC)*

h. **26 CAM 1 – 695 Route 32 (079-013-000) Coastal Site Plan Review for Proposed Residential Development (Middle Housing Development to Include Three (3) Townhouses)** – Owner/Applicant: John Eoanou; North Group LLC. (S*ubmitted 10/21/26, Date of Receipt 10/27/26, DRD 12/31/26)*

9. **Zoning Matters**: ZEO Report

10. **Updates and Status of Development of Town Comprehensive Plan**
a. Recap - POCD Public Kickoff Session September 29th
b. November 16th @ 6PM, Housing Forum, Council Chambers

11. **Land Use Director Report:**
a. Correspondence to Town of Ledyard

12. **Correspondence:**
a. **Tricia Hatcher Email** Re Proposed Change to Backyard Chicken Regulations dated and rec'd 10-2-26

b. **Town of East Lyme CGS §8-7d(f) Referral** dated October 14, 2026 and received via email October 14, 2026 for Application of Kristen Clarke, P.E. PTOE, Applicant; Duval Partners, LLC, Owner; Application for a 6-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.

13. **Executive Session:** NONE

14. **Adjournment**.

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