Montville Planning & Zoning Commission
REGULAR MEETING
November 10, 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 October 27, 2026 Regular Meeting Minutes

6. **Public Hearing**:
   a. **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, PH Continued to 11/10/26, PH must close within 35 days of opening, DRD N/A)*

   b. **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, PH Continued to 11/10/26, PH must close within 35 days of opening, DRD N/A)*

7. **Old Business**:
   a. **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 and 12/5/26)*

   b. **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)*

   c. **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)*

d. **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 Set for 12/8/26, PH must close within 35 days, DRD within 65 days of close of PH)*

e. **C.G.S. § 8-24 Review for Camp Oakdale Pavilion Sites** 75 Oxoboxo Dam Road for Proposed Parking Lot Improvements *(Date of Receipt 10/27/26, Decision Required within 35 Days of Receipt by PZC)*

f. **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 *(Date of Receipt 10/27/26, Decision Required within 35 Days of Receipt by PZC)*

g. **C.G.S. § 8-24 Review for Town Hall Fuel Oil Storage Tank Installation** *(Date of Receipt 10/27/26, Decision Required within 35 Days of Receipt by PZC)*

h. **C.G.S. § 8-24 Review for Community Center Fuel Oil Storage Tank Installation** *(Date of Receipt 10/27/26, Decision Required within 35 Days of Receipt by PZC)*

i. **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)*

j. **26 SITE 12 – 480 Route 32 (047-002-000)** for a Modification to an Approved Site Plan Application # 24 SITE 7 for a Veterinarian Office with Building Addition and 3 Apartment Units on the 2nd and 3rd Floors. Modification to Remove one 2nd Floor Apartment and add 1,020 SF of Office Space on the 2nd Floor – Applicant/Owner: KDS Realty LLC *(Submitted 10/27/26, Date of Receipt 10/27/26, DRD 12/31/26)*

8. **New Business**:

a. **C.G.S. § 8-24 Review for the Lease of a Portion of 225 Maple Ave** *(Decision Required within 35 Days of Receipt by PZC)*
b. Election of Officers
c. Adoption of 2027 Meeting Schedule

9. **Zoning Matters**: ZEO Report

10. **CIP Planning 2027 -2031**

11. **Updates and Status of Development of Town Comprehensive Plan:**

a. November 16th @ 6PM, Housing Forum, Council Chambers

12. **8-24 Review Threshold:** Guidance Requested from Commission

13. **Support Letter:** CIF Round 10

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.

14. Zoning Update:

a. Use Discussion: See prior Zoning Table
b. Zoning Districts: Overview Discussion Only
    i. Industrial: RT 163/I-395 Interchange
    ii. RT 32/RT2A Interchange
    iii. RT 32: Town Center Corridor District
c. January 12th Workshop with Goman + York

15. Land Use Director Report

a. Correspondence to Town of Ledyard Follow Up

16. Correspondence:

a. **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.

17. Executive Session: NONE

18. Adjournment.

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