

approved by the Commission on _____
TOWN OF MONTVILLE
MEETING MINUTES
PLANNING & ZONING COMMISSION
 310 NORWICH NEW LONDON TPKE.
 PHONE (860) 848-8549 x379 Fax (860) 848-2354
 August 27, 2013

1. **Call to Order.** Chairman Pieniadz called the August 27, 2013 meeting of the Montville Planning & Zoning Commission to order at 7:00 p.m. in the Town Council Chambers.

2. **Pledge of Allegiance.** All rose and pledged the flag.

3. **Roll call and seating of Alternates:**

COMMISSION MEMBERS PRESENT: Commissioners Desjardins, Ferrante, Katske, Pieniadz, Siragusa, Toner, and Yeitz. (7 regular members)

COMMISSION MEMBERS ABSENT: Commissioners Polhemus and Alternate Commissioner Alternate Commissioner Bolles (1 regular member and 1 alternate).

STAFF PRESENT: Thomas Sanders, Assistant Planner/Zoning Enforcement Officer. Also present was Town Council liaison Rosetta Jones.

The Chairman informed the Commission that we no longer have two Commissioners – Mari Jurczyk moved to Waterford and Commissioner Mastrandrea is moving to Florida. Both of them will be missed. Former Commissioner Mastrandrea thanked the Commission for their professionalism.

4. **Executive Session:** none

5. **New Business:**

1. **Action items:**

a.) **RMD Land Development LLC:** An application for Site Plan Review for the reconstruction of Oakdale Plaza on the property located at 430 Chapel Hill Road, Oakdale, CT As shown on Assessor’s Map 35 Lot 3. Staff report was distributed to the Commission. Staff advised that this site plan review is for the strip mall that had previously burnt down. Discussion was held. A **MOTION** was made to by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** as follows: **MOTION** to waive the A-2 requirements for the survey. Voice vote. 7-0-0 **MOTION CARRIED.** A **MOTION** was made to by **COMMISSIONER DESJARDINS ; SECONDED** by **COMMISSIONER TONER** as follows: **MOTION** to approve the Site Plan and have the Zoning Officer sign the zoning permit for 430 Chapel Hill Road in order to replace and update the fire damaged property. Discussion was held. Voice vote. 7-0-0 All in favor. **MOTION CARRIED.**

2. **Not ready for action:** none

6. **Public Hearings:**

a.) **Holly Lombardi Land Holdings, LLC:** An application for a renewal of a Special Permit for a rock crushing operation on the property located at 18 Sachatello Industrial Drive, 26 Sachatello Industrial Drive, 34 Sachatello Industrial Drive, 42 Sachatello Industrial Drive, and 335 Butlertown Road, Oakdale, CT As shown on Assessor’s Map 5 Lots 27-7, 27-8, 27-9, 27-10 and 27-12. The Chairman opened the Public Hearing at 7:13 p.m. **STAFF:** Staff entered the following into the record: Staff Exhibits: 1. Special

Permit Application. 2. Plan titled "Holly Lombardi Land Holdings, LLC 12 Douglas Lane, Waterford, CT Lombardi Business Park Sachatello Industrial Drive Montville, Connecticut Existing Rock Crusher Layout" prepared by CLA Engineers dated 7/14/06 revised 8/7/06. 3. Legal notice as published in the New London Day on August 16 and August 23, 2013. Staff advised that this is for a renewal of the existing permit. Discussion was held. **APPLICANT:** John Lombardi had no comment. **PUBLIC:** In favor: Rosetta Jones of 61 Old Colchester Road Ext. spoke in favor of the renewal and said that the fire suppression that will soon be available to the area will also help with enterprise in town. Opposed: None. A **MOTION** was made to by **COMMISSIONER DESJARDINS;** **SECONDED** by **COMMISSIONER TONER to CLOSE** the Public Hearing. Voice vote. 7-0-0 All in favor. **MOTION CARRIED.**

7. Old Business:

1. **Action Items:** none
2. **Not Ready For Action:** none.

8. Zoning Matters:

1. **Action Items:**
2. **Non-Action Items:** none.
3. **Zoning Officer's Report:** Report was distributed to the Commission. Discussion was held regarding 375 Maple Avenue and the issue with the animals.

9. Communications: A letter from the Town of Preston relative to Zoning Regulation changes that they are in the process of adopting.

*Alternate Commissioner Bolles arrived at 7:25 p.m. but was not seated.

10. Minutes:

- a.) Acceptance of the minutes from the regular meeting of June 25, 2013. A **MOTION to APPROVE** (the minutes) was made by **COMMISSIONER DESJARDINS;** **SECONDED** by **COMMISSIONER YEITZ.** Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**

11. Other business to come before the Commission:

A **MOTION** was made to **ADD to the AGENDA the RENEWAL of the Special Permit for Holly Lombardi Land Holdings, LLC** by **COMMISSIONER SIRAGUSA;** **SECONDED** by **COMMISSIONER TONER.** Voice vote. 7-0-0 **MOTION CARRIED.**

- a.) **Holly Lombardi Land Holdings, LLC:** An application for a renewal of a Special Permit for a rock crushing operation on the property located at 18 Sachatello Industrial Drive, 26 Sachatello Industrial Drive, 34 Sachatello Industrial Drive, 42 Sachatello Industrial Drive, and 335 Butlertown Road, Oakdale, CT As shown on Assessor's Map 5 Lots 27-7, 27-8, 27-9, 27-10 and 27-12. A **MOTION** was made by **COMMISSIONER TONER;** **SECONDED** by **COMMISSIONER DESJARDINS** as follows: **MOTION to APPROVE** the renewal of the Special Permit for a rock crusher/processing operation on the property located at 18 Sachatello Industrial Drive, 26 Sachatello Industrial Drive, 34 Sachatello Industrial Drive, 42 Sachatello Industrial Drive, and 335 Butlertown Road, Oakdale, CT As shown on Assessor's Map 5 Lots 27-7, 27-8, 27-9, 27-10 and 27-12.

The plan is titled " Lombardi Business Park Sachatello Industrial Drive Montville, Connecticut Existing Rock Crusher Layout prepared for Holly Lombardi Land Holdings, LLC Revised 8/7/06 CLA Engineers, Inc. 317 Main Street Norwich, Connecticut Sheet 1 of 1".

In evaluating an application for a special permit the Commission has determined that the proposed use is in harmony with the appropriate and orderly development of the neighborhood and will not hinder or discourage the development of adjacent properties nor impair property values. The location and size of the proposed use, the nature and intensity of operations involved in connection therewith, its site layout and its relation to access streets will not be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient, no incongruous with any residential district or conflict with the normal traffic of the neighborhood. In addition, the nature and intensity of the operations involved in connection with the proposed use, and the site layout and development will not have a negative impact on the environmental and natural resource areas on or adjacent to the site or within the immediate neighborhood.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void. The applicant may re-file another application review.

The conditions of approval are:

1. This permit is issued to the applicant and may not be transferred to another owner or operator.
2. The applicant must comply with all operational restrictions as specified in section 17.8 of the Zoning Regulations.
3. This permit expires 5 years from the date of approval. The applicant may apply for renewal of the permit.

Roll call vote: Commissioners Desjardins, Ferrante, Katske, Pieniadz, Siragusa, Toner, and Yeitz. 7-0-0 All in favor. **MOTION CARRIED.**

- b.) Election of Secretary. Discussion was held. Commissioner Siragusa turned down the nomination. Commissioner Toner nominated Commissioner Desjardins; Commissioner Yeitz seconded it. Voice vote. All in favor. Commissioner Desjardins said that he would accept the position.
- c.) Rosetta Jones addressed the commission with concerns about the Capital Improvement Plan and the Commission function involving it. Discussion was held.

12. Adjourn: The meeting adjourned at 7: 40 p.m.

Respectfully submitted,

Judy A. LaRose
Recording Secretary

AN AUDIO RECORD OF THE MEETING IS ON FILE IN THE MONTVILLE TOWN CLERK'S OFFICE