

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382
PHONE (860) 848-6779 - FAX (860) 848-2354
LOCATION: MONTVILLE TOWN HALL, Council Chambers**

MEETING MINUTES

Tuesday, December 12, 2017 - 7:00 P.M.

1. Call to Order

Chairman Pieniadz called the December 12, 2017 Regular Meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

Present were Commissioners Desjardins, Hillsberg, Pieniadz, Polhemus, Siragusa, and Toner. Absent were Commissioners Duchesneau, Estelle, and Longton. Also present were Colleen Bezanson, Assistant Planner; Elizabeth Burdick, Zoning Enforcement Officer, and; Wills Pike, Town Council Liaison.

4. Executive Session: *None*

5. Public Hearing/Application: *None*

6. Old Business

a. 217 SITE 9 - Patterson Brothers Properties LLC - 14 Enterprise Lane (Map 2 Lot 5D) Oakdale. Application for a Modified Site Plan.

Assistant Planner Bezanson reviewed the Staff Report, stating that the application was initially presented, reviewed, and denied by the Commission due to the submission of an incomplete application. The Applicant has since made a number of modifications to the plan. All of the comments by the Inland Wetlands Commission, Uncas Health District, Building Department, Planning & Zoning Department, and Town Engineer have been addressed; no comments were provided by the Fire Marshal. The property includes an existing building; driveway, which will be utilized for industrial trucks and storage, and; an existing parking lot, which will be slightly extended and re-graded. The Applicant is proposing the addition of a new driveway on the west side of the property to allow trucks to have access to the rear, where they will be stored, and a drainage system. Fenced landscaping will be installed abutting the neighbor and the city of New London; the buffer area will meet all of the requirements, per the Zoning Regulations.

Motion made by Commissioner Hillsberg, seconded by Commissioner Siragusa, to find that the site plan meets the requirements of Section 13 and Section 18 of the Zoning

Regulations and approves the application of Patterson Brothers Properties LLC and the site plan titled “Improvement Location & Topographic Survey, Sheet 1, Existing Conditions, Sheet 2, Proposed Improvements for Existing Site, Sheet 3, Notes & Details, Prepared for Patterson Bros Properties, LLC, 14 Enterprise Lane, Montville (Oakdale), CT, Prepared by Boundaries, LLC, Dated October 2017, Revised to 11/28/17”

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. The ZEO must be contacted 24 hrs prior to start of construction.
2. An E&S Bond in the amount of \$4,500 must be posted prior to the issuance of a Zoning Permit.

Discussion: None. Voice vote, 6-0, all in favor. Motion carried.

7. New Business

- a. **17 ZC 4 - 1721 LLC/Nino, LLC Fitch Hill Rd (Map 55 Lot 36) and 1 Richard Brown Drive (Map 55 Lot 33B) Uncasville. Application Zone change from C-3 to R-20-M.**

Motion made by Commissioner Siragusa, seconded by Commissioner Toner, to schedule a Public Hearing for January 23, 2018. Discussion: None. Voice vote, 6-0, all in favor.

- b. **217 SUB 5 – 437 Kitemaug Road (Map 34 Lot 1) Uncasville, Kyle Champagne & Joseph Giangrasso. Application for a 3-Lot Subdivision and CAM review.**

Motion made by Commissioner Desjardins, seconded by Commissioner Toner, to continue the application to the January 9, 2018 Regular Meeting. Discussion: None. Voice vote, 6-0, all in favor.

- c. **217 SP 4 – 437 Kitemaug Road (Map 34 Lot 1) Uncasville, Kyle Champagne & Joseph Giangrasso. Application for Special Permit for 2 interior building lots.**

Motion made by Commissioner Toner, seconded by Commissioner Desjardins, to schedule a Public Hearing for January 9, 2018. Discussion: None. Voice vote, 6-0, all in favor.

- d. **217SITE10– 9 Sachatello Industrial Drive (Map 5 Lot 27-2) Oakdale, Eversource/Lombardi Business Park LLC. Application for construction of gravel staging area & storage for power company.**

Assistant Planner Bezanson reviewed the Staff Report, stating that all of the comments by the Planning & Zoning Department and Town Engineer have been addressed; no comments were provided by the Inland Wetlands Commission (no wetlands onsite) and New London Public Utilities. Likewise, no comments were provided by the Uncas Health District, Building Department, and Fire Marshal, with the exception of a note requiring the Applicant to obtain the proper permits for the construction of the future building, as proposed on the plans. A hoop building will be erected on the property, the property will be fenced in, and have a gravel surface and drainage system.

Motion made by Commissioner Hillsberg, seconded by Commissioner Desjardins, to find that the site plan meets the requirements of Section 13 and Section 18 of the Zoning Regulations and approves the application of Eversource and the plan titled “Eversource Utilities, Existing Conditions, Site Plan & Details, 9 Sachatello Industrial Drive (Map 5, Lot 27-002), Prepared by Green Site Design, Dated Nov. 2017 and revised to 12/7/17”

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. The ZEO must be contacted 24 hrs prior to start of construction.
2. An E&S Bond in the amount of \$5,480 must be posted prior to the issuance of a Zoning Permit.

Discussion: None. Voice vote, 6-0, all in favor. Motion carried.

8. Zoning Matters

a. Liz Burdick – November 2017 ZWO Report.

ZWO Burdick reported that she has conducted ten inspections, issued five zoning permits, including two permits for a single-family residence. No meetings for the Inland Wetlands Commission or Zoning Board of Appeals were held due to lack of agenda items. There were no new zoning or wetlands enforcement and one site review was conducted for 14 Enterprise Lane. She was happy to report that both the Town Planner and herself completed their review and recommended changes for the Zoning Regulations; the changes have been reviewed with the staff and they are hoping to present a final draft to the Commission for review and approval in early 2018.

In response to Commissioner Hillsberg, the requirement of a digital update for the GIS system to be provided by the developer will be included in the revised Regulations. Currently, the developers are providing the information, by request. Also in response to

Commissioner Hillsberg, the Indian Museum, which will be located at Route 32 and Church Lane, will be constructed on Tribal land and, as such, the Town will have no jurisdiction.

In response to Commissioner Siragusa, a year-end report will be provided to the Commission at their next meeting, which will include the total number of homes that have been constructed.

A brief discussion was held regarding the inclusion of a clear definition of a parking space and the minimum number of required parking spaces in the Regulations. ZWO Burdick will discuss their concerns with the Town Planner.

With regards to the Vision Center, ZWO Burdick reported that the Center was not permitted to install the sidewalks, per the State, and the Applicant was not required to submit the revised plan for review and approval by Commission. In the future, the Staff will do their best to inform the Commission regarding any changes that are made to an Applicant's approved plan.

9. Town Planner: *no report*

10. Communications

- a. Copy of the Realtor's Association Book
- b. Asst. Town Planner Bezanson reported that Administrative Assistant Michelle Giroux is now working as the Assistant Town Clerk. The position has been posted and they are hoping to fill the position early next year.

11. Other Business

a. Election of Officers

Motion made by Commissioner Siragusa, seconded by Commissioner Polhemus, to maintain the current slate of Officers. Discussion: Chairman Pieniadz was commended. Voice vote, 6-0, all in favor. Motion carried.

12. Minutes

a. Acceptance of Minutes from November 14, 2017 Regular Meeting

Motion made by Commissioner Siragusa, seconded by Commissioner Desjardins, to approve the Planning & Zoning Commission Regular Meeting Minutes of November 14, 2017. Voice vote, 6-0, all in favor. Motion carried.

13. Adjourn

Chairman Pieniadz adjourned the meeting at 7:31 p.m.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Montville

**AN AUDIO RECORD OF THE MEETING CAN BE FOUND ON THE TOWN'S WEBSITE
LOCATED UNDER RESOURCES – FORM REPOSITORY – MEETING RECORDINGS**