

TOWN OF MONTVILLE
PLANNING AND 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 of
Tuesday, Aug 28, 2018

1. Call to Order: Chairman Pieniadz called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance: All rose to salute the flag
3. Roll Call:
Present were Commissioners Pieniadz, Desjardins, Duchesneau, Estelle, Polhemus, Siragusa and Hillsberg. Commissioners Toner, Longton were absent. Also present was Town Planner Marcia Vlaun, and Assistant Planner Colleen Bezanson.
4. Executive Session: None
5. Public Hearing / Application: None
6. Old Business: None
7. New Business:
 - a. **218SITE2 – 25 Sachatello Industrial Dr. (Map 5 Lot 27-6)** Owner John Lombardi Essex Real Estates, LLC, Applicant Tri Town Storage Solutions, LLC – Site Plan, four (4) storage units including parking

The Town Planner read the staff report and gave a brief description of the project. Discussion was held.

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER HILLSBERG that the site plan meets the requirements of Section 13 and Section 18 of the Zoning Regulations and approves the application of Tri Town Storage Solutions LLC for the activity depicted on the plans titled “Self Storage Facility Tri Town Storage Solutions LLC - 25 Sachatello Industrial Drive Oakdale, CT. Sheets 1-6, Prepared by Green Site Designs, dated July 2018 and revised to August 15, 2018

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 \$5,650.00 must be posted prior to the issuance of a Zoning Permit.
3. During the transition of the phases, the remaining lot must be a dustless and stable surface
4. Prior to the issuance of the zoning permit the trailers and any stored material of the lessee must be removed. ALL in Favor. 7-0-0 **Motion Carried**

b. § **8-24**: A request for an §8-24 Review for the Town of Montville for purchase of **Route 163 (Map 46 Lot 66)**

A Motion was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER SIRAGUSA to send a FAVORABLE review to The Town Council for the purchase of property located at Route 163 as shown on Assessor's (Map 46 Lot 66). With the added note that §8-24 reviews should be sent to the Planning Commission prior to the council voting. ALL in Favor. 7-0-0 **Motion Carried.**

c. **218SP5 – 26, 34, 42 Sachatello Industrial Drive (Map 5 Lots 27-7, 8, 9, 11)**
Owner Applicant Holly Lombardi Land Holdings, LLC – Renew Special Permit for rock crushing operation

A Motion was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER ESTELLE to set public hearing date for October 23, 2018.
ALL in Favor. 7-0-0 **Motion Carried.**

8. Zoning Matters: The Zoning & Wetlands Officer Report was handed out. Discussion was held about forming a volunteer "Help with Hens" group.

9. Town Planner: Town Planner Marcia Vlaun had a discussion about Zoning Violations regarding the keeping of hens and Roosters. The commission decided that attorney fees would be very costly and decided that a Notice of Zoning Violation will be placed the land records after three (3) attempts the resolve matter.

10. Communications

11. Other Business

12. Minutes:

a. **Acceptance of Minutes from July 24, 2018 Regular Meeting.**

A Motion was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER ESTELLE to accept of the meeting minutes of the July 24, 2018. ALL in FAVOR. 7-0-0 **Motion Carried**

13. Adjourn.

CHAIRMAN PIENIADZ adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Tiffany Williams, Recording Secretary