

Town of Montville
Planning and Zoning Commission
310 Norwich New London Turnpike
Uncasville, Ct 06382

Meeting Minutes of
Tuesday September 25, 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, Toner, Estelle, Polhemus, Siragusa and Hillsberg. Commissioners Duchesneau and Longton were absent. Also present were Town Planner Marcia Vlaun and Assistant Planner Colleen Bezanson.
4. Executive Session: None
5. Public / Application: None
6. Old Business:
 - a. **218SITE3 – 198 Gallivan Ln, Uncasville, CT (Map 55 Lot 52)** Owner/Applicant Martin M. Rutchik, Trustee of the Martin M. Rutchik Revocable Trust – Site Plan application for Self Storage Facility.

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER to **Continue** 218SITE2 198 Gallivan Lane to the October 23, 2018 meeting. ALL in Favor 7-0-0 **Motion Carried.**

- b. **218SITE4 – 260 Cherry Ln, Oakdale, CT (Map 53 Lot 1-A)** Owner/Applicant City of Norwich - Site Plan application for water treatment facility improvements at the NPU Stony Brook Water Treatment Plant.

The Town Planner read the staff report and explained the project to the Commission. Discussion was held.

A MOTION was made by COMMISSIONER TONER and seconded by COMMISSIONER DESJARDINS to grant the relief of Sections 18.2.4 and 18.3.3 of the Zoning Regulations. The property is approximately 192 acres and the proposed project will have no impact on any abutting properties. ALL in Favor 7-0-0 **Motion Carried.**

A MOTION was made by COMMISSIONER TONER and seconded by COMMISSIONER DESJARDINS that The Commission finds that the site plan meets the requirements of Section 5 and Section 18 of the Zoning Regulations and approves the plan of the City of Norwich for the activities depicted on the plans titled “City of Norwich, Connecticut Stony Brook Water Treatment Plant Dissolved Air Flotation Clarifier System Prepared by CDM Smith Pages E-1,C-1 thru C-7,A-3 and E-5. Dated May 2018 with revised sheets C2-C3.

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 \$5,000.00 must be posted prior to the issuance of a Zoning Permit.

ALL in Favor 7-0-0 Motion Carried.

c. Discussion and Decision: Proposed Comprehensive Changes to the Town of Montville Zoning Regulations.

The Town Planner discussed additional proposed changes to the regulations that were brought up at the Public Hearing. Discussion was held. The Town Planner entered the amended list of changes into the record as Exhibit 8.

A MOTION was made by COMMISSIONER TONER and seconded by COMMISSIONER DESJARDINS to amend the Town of Montville Zoning Regulations to add those changes listed on page 150-160 of the Draft Regulations (Exhibit #1). The following additions/amendments/deletions, as shown in Exhibit 8, will be added to said list of changes:

- a. Under Definition Section Amend Dwelling, Accessory Unit (In-Law Apartment) and Farm
- b. Under Section 4 Amend Sections 4.9.1, 4.9.2, 4.9.10, 4.10.8, 4.11.3, 4.11.5.1, 4.11.5.4, 4.11.5.9, 4.11.10.1, 4.11.11.3(b)(9), 4.11.11.3(3), 4.11.11.3(4), 4.11.11.5, 4.11.11.5.1, 4.11.11.5.1(4), 4.11.12.2(e)
- c. Under Section 4 Add 4.11.11.5.1(3)
- d. Under Section 6.2 Add “Water Dependent Uses” (6.2.16)
- e. Under Section 8 Add “ Water Dependent Uses (8.2.18)
- f. Under Section 9B.3(a) Add “Multi-family dwellings”
- g. Under Section 13.2 Add “Water Dependent Uses (13.2.10)
- h. Under Section 14 Amend Section 14.A.2
- i. Under Section 14 Delete Sections 14.A.3(c) and 14.A.3(d)
- j. Under Section 15 Amend Sections 15.4.1(a) and 15.4.1(c)(1)
- k. Under Section 16 Amend Section 16.1, 16.3(f), 16.3(g), 16.3(i)(4), 16.4(c)(2), 16.10.5, 16.10.8
- l. Under Section 16 Delete Section 16.4(c)(3)
- m. Under Section 17 Amend Section 17.5
- n. Under List of Changes in Definition Section Change “Added- Professional Park/Business Park” to “Deleted- Professional Park/Business Park”

The Commission has considered the Plan of Conservation and Development and the Comprehensive Plan of Zoning. The effective date of the Zoning Regulation text change will be October 15, 2018. COMMISSIONER PIENIADZ asked for a roll call vote, ALL in Favor 7-0-0 **Motion Carried.**

d. Discussion and Decision: Proposed Comprehensive Changes to the Town of Montville Zoning Map

The Town Planner discussed additional proposed changes to the Zoning Map that were brought up at the Public Hearing. Discussion was held. The Town Planner entered the amended list of changes into the record as Exhibit 8.

A MOTION was made by COMMISSIONER TONER and seconded by COMMISSIONER DESJARDINS to amend the Town of Montville Zoning Map to add those changes listed in spreadsheet of proposed changes to the Zoning Map (Exhibit #1). The following additions and deletions, as shown on Exhibit 8, will be added to said list of changes:

- a. Proposed Addition to Change 90 Maple Avenue, Map 17 Lot 15, from R40 to R20
- b. Delete Proposed Changes from R120 to R40 on those Properties located on Derry Hill Rd, Driscoll Dr., Massapeag Side Rd and Massapeag Point Rd

The Commission has considered the Plan of Conservation and Development and the Comprehensive Plan of Zoning. The effective date of the Zoning Map change will be October 15, 2018. COMMISSIONER PIENIADZ asked for a roll call vote, ALL in Favor 7-0-0 **Motion Carried.**

7. New Business:
8. Zoning Matters:
9. Town Planner:
10. Communications: The Commission received information on upcoming classes.
11. Other Business:
12. Minutes:

a. Acceptance of Minutes from September 11, 2018 Regular Meeting.

A Motion was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER HILLSBERG to accept of the meeting minutes of the September 11, 2018. ALL in FAVOR. 7-0-0 **Motion Carried**

13. Adjournment: CHAIRMAN PIENIADZ adjourned the meeting at 8:05 p.m.

Respectfully submitted,

Tiffany Williams, Recording Secretary