

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

Meeting Minutes of
Tuesday January 22, 2019

1. Call to Order: Commissioner Pieniadz Called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance: All rose to salute the flag
3. Roll Call: Present were Commissioners Pieniadz, Toner, Desjardins, Polhemus, Siragusa, Longton, Duchesneau and Commissioners Estelle and Hillsberg were absent. Also present were Town Planner Marcia Vlaun, Assistant Planner Colleen Bezanson and Zoning Officer Nancy Woodlock
4. Executive Session: None
5. Public / Application: None
6. Old Business:

Chairman Pieniadz recused himself for Old Business Item 6.a and Commissioner Toner acted as Chair.

- a. **218SITE6- 325 & 329 Maple Ave, Uncasville, CT (Map 82 Lot 45 & 43)**
Owner/Applicant Rand Whitney Realty, LLC. Site plan application for parking lot improvements.

The Town Planner gave a brief description of the parking lot improvements and read the staff report into the record. Discussion was held.

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER SIRAGUSA that The Commission finds that the site plan and application meets the requirements of Section 13 and Section 17 of the Zoning Regulations and approves the plan of Rand Whitney titled "Site Plan Showing Proposed Improvements Prepared for Rand Whitney Realty, LLC Maple Avenue Uncasville, CT. Proposed Improvements dated 11/18/18 and revised to 1/8/19"

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. Prior to the Chairman signing the plans the lots must be combined and filed in the land records.
3. There shall be only one entrance to the site for access and egress.
4. Post- Construction Requirements note shall be added to the plans that reads as follows:

After construction is completed and accepted by the Owner, it shall be the responsibility of the Owner to maintain all drainage structures. In addition, the following inspection and maintenance guidelines shall be the responsibility of the Owner, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter:

1. **Drainage and other Paved Areas:** Inspect on a regular basis not to exceed weekly for litter and debris. Sweep at least twice a year, with the first occurring as soon as possible after first snowmelt and the second not less than 90 days following the first.

ALL in Favor 6-0-0 Motion Carried

Chairman Pieniadz returned at 6:10 pm.

7. New Business:

- a. **467 Chesterfield Road (Map 20 Lot 3-4)** Owner/Applicant Richard & Elyssa Cullen. Construction of a 40' x 42' Garage.

The Town Planner explained how since the garage was over 1,000 sq ft. it had to be approved by Commission. Discussion Held.

A MOTION was made by COMMISSIONER TONER and seconded by COMMISSIONER DESJARDINS for the approval of a 40 x 42 garage as shown on the sketch plan title "Proposed 40' x 20' Garage Location 467 Chesterfield Rd (Map 20 Lot 3-4) dated 12/13/18.

ALL in Favor 7-0-0 Motion carried

- b. **430 Chapel Hill Road (Map 35 Lot 3)** Owner/Applicant RG Land Development, LLC. Site plan application for 10 Free Standing Storage Buildings.

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

A MOTION was made by COMMISSIONER TONER and seconded by COMMISSIONER DESJARDINS that The Commission finds the site plan and application meets the requirements of Section 10 and Section 17 of the Zoning Regulations and approves the plan of RG Land Development, LLC titled "Self Storage Facility 430 Chapel Hill Rd Oakdale Ct Prepared by Greensite Designs pages 1-6 with cover sheet dated November 2018 and revised to 1/14/19".

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. WPCA comments in letter dated January 16, 2019 must be addressed
3. An E&S Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit.
4. Post- Construction Requirements note shall be added to the plans that reads as follows:

After construction is completed and accepted by the Owner, it shall be the responsibility of the Owner to maintain all drainage structures. In addition, the following inspection and maintenance guidelines shall be the responsibility of the Owner, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter:

1. **Drainage and other Paved Areas:** Inspect on a regular basis not to exceed weekly for litter and debris. Sweep at least twice a year, with the first occurring as soon as possible after first snowmelt and the second not less than 90 days following the first.
2. **Catch Basin Sumps:** Inspect semi-annually and cleaned when the sump is one half full of silt and/or debris.
3. **Landscaped Areas:** Inspect semi-annually for erosion or dying vegetation. Repair and stabilize any bare or eroded areas and replace vegetation as soon as possible.

ALL if Favor 7-0-0 **Motion carried**

- c. **800 Old Colchester Road (Map 30 L 2 & 2-1)** Owner Town of Montville, Applicant Andy Mayshar. Site plan application for Solar Array with fence.

The Town Planner gave a description of the project and read the staff report. She stated that the applicant and staff had met numerous times to address the issue of erosion and sediment control on the site. Staff could not recommend approval of the project as designed at this time because the comments of the Town Engineer had not been addressed and the site plan did not meet the erosion and sediment control guidelines. Applicant and Engineer for solar array answered questions. Discussion was held.

A MOTION was made by COMMISSIONER TONER and seconded by COMMISSIONER LONGTON that The Commission finds that the site plan and application does not meets the requirements of Section 14, Section 15.1 and Section 17 of the Zoning Regulations and denies the plan of Andy Mayshar/Town of Montville Board of Education titled "Proposed Solar Array High School & Middle School 800 Old Colchester Rd Montville, CT Map 030 Block 002 Lot 000. Prepared for CES Danbury Solar LLC Owner Town of Montville Prepared by Nafis & Young Engineers, Inc pages 1-7 dated 12/6/2018 and revised to 1/16/2019."

The Commission has determined that the site plan does not meet the erosion and sediment control guidelines.

ALL if Favor of Denial 7-0-0 **Motion carried**

- d. **89 Cherry Lane (Map 60 Lot 22-A)** Owner Getty Real Estate, LLC, Applicant Getty Granite Company. Site plan application for renewal of Excavation Operation in excess of 500 cubic yards.

The Town Planner explained that this was for a renewal of permit for excavation in excess of 500 cubic yards and that the project had been ongoing for many years without any issues. Discussion was held.

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER that The Commission finds the site plan and application meets the requirements of Section 4.11.11, Section 5 and Section 17 of the Zoning Regulations and approves the plan of Getty Granite Company titled “Proposed Plan Prepared For Getty Granite Company Cherry Lane Montville, CT. Prepared by Chandler, Palmer and King dated April 23, 1993”

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. Ingress to the proposed quarry operation is limited to Noble Hill Road only and that the egress is limited to Cherry Lane Only
2. The vehicle trips per day are limited to four (4) trips
3. Hours of operation shall comply with Section 4.11.11 of the Zoning Regulations
4. Truck size is utilized during operations be limited to a tri-axle dump truck with a capacity not to exceed 20 tons.
5. This permit is valid for 5 years.

ALL if Favor 7-0-0 **Motion carried**

- e. Set Public Hearing Date for Subdivision Regulations

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER LONGTON to set the Public Hearing for the Subdivision Regulations on February 26, 2019

ALL if Favor 7-0-0 **Motion carried**

8. Zoning Matters:

Zoning Enforcement Officer Nancy Woodlock read her report from January

9. Town Planner:

The Town Planner spoke about new projects in town.

10. Communications: None

11. Other Business:

- a. Commissioner Pieniadz told the commission about a land use class that will be distributed to members if interested.

12. Minutes:

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER to accept the meeting minutes from the December 11, 2018

Commissioners, Desjardins, Polhemus, Siragusa, Longton, and Duchesneau in Favor, Commissioners Pieniadz and Toner Abstained.

5-0-2 Motion carried

13. Adjourned: 7:10 p.m.

Respectfully submitted,

Tiffany Williams, Recording Secretary