

**Town of Montville Planning and Zoning Commission**  
**Regular Meeting Minutes April 26, 2022**

1. **Call to Order:** Chairperson Lundy called the meeting to order at 6:00 pm
2. **Pledge of Allegiance.**
3. **Roll Call:** Present were Commissioners Lundy, Siragusa, Desjardins, Longton, Kobyluck and Poole. Also present were Planning Director, Liz Burdick and ZEO/WEO, Tiffany Williams. Absent were Commissioners Pike and Estelle.
4. **Public Hearings/Applications:** None
5. **Old Business:**
  - a. **221 SITE 6 – 410 - 412 Maple Avenue** (Rockland Overlook Industrial Condo), Applicant/Owner: Advanced Associates, LLC – Agent: Attorney Harry Heller for proposed 4000SF Industrial Garage for tree service trucks & equipment. *(Date of Receipt 1/25/22, DRD 3/30/22 – Tabled from 3/22/22 Meeting w/27-day ext.)*. **APPLICATION WITHDRAWN.** Planning Director Liz Burdick explained why the applicant has withdrawn the application and that they will reapply once engineer has completed reports.
  - b. **22 SITE 1- 82 Jerome Rd, 15 Jerome Ave, 232 Norwich-New London Turnpike,** Applicant/Owner: Village Apartments, LLC and Connecticut Multifamily Equities II, LLC - Agent: Attorney Harry Heller for three (3) proposed new Multi-Family Buildings for 160 Dwelling Units and associated site improvements. *(Date of Receipt 2/22/22, DRD 3/30/22 – Tabled from 3/22/22 meeting w/27-day ext.)*. Planning Director, Liz Burdick stated the applicant has granted an extension of time to May 24, 2022. **Motion** (Poole/Longton) to accept the granting of extension and table the application to the May 24, 2022 meeting of the Commission. All in Favor 7-0-0 **Motion Carried**
  - c. **22 SITE 3 – 612 Route 82 -** Applicant: Oakdale Food Stop - Owner: Leemilts Petroleum, Inc. for proposed Gas Station/Convenience Store Renovation & Addition and associated site improvements. *(Submitted 2/8/22, Date of Receipt 2/22/22, DRD 4/28/22)*. **Applicant grants the Commission a 27-day extension of time and requests the application be tabled to the May 24, 2022 regular meeting.** Planning Director, Liz Burdick stated the applicant has granted an extension and that the planning department has not received revised plans to date. **Motion** (Siragusa/Desjardins) to accept the granting of extension and table the application to the May 24, 2022 meeting of the Commission. All in Favor 7-0-0 **Motion Carried**
  - d. Discussion of FY 22/23 DRAFT Capital Improvement Plan. Planning Director Liz Burdick explained that the Commission needs to send a Favorable Report, a Favorable Report with amendments or an Unfavorable Report to the Town Council. **Motion** (Siragusa/Longton) to send Favorable Report to the Town Council. All in Favor 7-0-0 **Motion Carried**
6. **New Business:**
  - a. **22 SUB 1 – 82B Pires Drive** Applicant/Owner: Chestnut Ridge, LLC – Agent: Attorney Harry Heller for 1 Lot Resubdivision *(Submitted 4/6/22, Date of Receipt 4/26/22, PH must open by 6/30/22)*. Liz Burdick, Planning Director requested this application be moved above item 5 d. She gave a brief description of the application and stated a resubdivision requires a public hearing. Atty. Bill McCoy spoke on behalf of the applicant. **Motion** (Longton/Desjardins) to set a public hearing for and table the application to the May 24, 2022 meeting of the Commission. All in Favor 7-0-0 **Motion Carried**

- b. **22 PZ 1 – Affordable Housing Plan** Application of Montville Planning & Zoning Commission for 2022 Proposed Town of Montville Affordable Housing Plan (*DRD – N/A PZC Application*). Liz Burdick, Planning Director, introduced Amanda Kennedy, Deputy Director of SCCOG who gave a presentation on the draft copy of the Affordable Housing Plan as prepared. A lengthy discussion was held and suggestions for amendments to the draft plan were given by several Commissioners. Chairperson Lundy suggested Commissioners provide Liz Burdick with their suggestions in writing. Liz explained the time table for the approval of the final plan. **Motion:** (Desjardins/Longton) to table the application to the May 24, 2022 meeting of the Commission. All in Favor 7-0-0 **Motion Carried**
7. **Zoning Matters.** ZEO Williams read her Zoning Report. A brief discussion was held.
8. **Town Planner Report.** Liz Burdick, Planning Director gave an update on all projects and grants she is currently working on.
9. **Other Business:** None.
10. **Correspondence.**
11. **Minutes:**
- a. **Motion** (Siragusa/Desjardins) to accept the meeting minutes of the March 22, 2022 Regular Meeting Minutes. FIVE (5) in FAVOR TWO (2) Abstention (Longton/ Duchesneau) 5-0-1, **Motion Carried.**
12. **Executive Session:** None.
13. **Adjourned:** 7:14 p.m.

Submitted by Elizabeth Burdick