

Montville Planning & Zoning Commission
PUBLIC HEARING/REGULAR MEETING MINUTES
September 27, 2022 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

1. **Call to Order:** Chairperson Lundy called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance.**
3. **Roll Call: In Attendance:** Chairperson Sara Lundy, Vice-Chairman Wills Pike, Secretary John Desjardins and Commissioners John Poole, Joshua Kobyluck, Anthony Siragusa, John Estelle & Bruce Duchesneau. **Absent:** Chuck Longton. **Also Present:** Planning Director Liz Burdick and Zoning Officer Meredith Badaluca.

4. **Additions or Changes to the Agenda:** Chairperson Lundy made a motion to move minutes from item 12 to 4 and Commissioner Siragusa seconded. All in favor (7-0-1).
- 4a. (formerly #12). **Minutes:** Approval of August 23, 2022 meeting minutes (Lundy/Siragusa) Abstain-Commissioner Estelle. All in favor (7-0-1).

5. **Public Hearings/Applications:**
 - a. **Public Hearing: 22 SUB 2 (Resub) – Monahan Drive (M/B/L 023-003-000)** from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a 29-Lot Cluster Resubdivision. **APPLICATION WITHDRAWN.**
 - b. **Discussion & Decision: 22 SUB 2 (Resub) – Monahan Drive (M/B/L 023-003-000)** from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a 29-Lot Cluster Resubdivision. **APPLICATION WITHDRAWN.**
 - c. **Public Hearing: 22 SP 1 (Cluster Resub) - Monahan Drive (M/B/L 023-003-000)** from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a Special Permit for a 29-Lot Cluster Resubdivision **APPLICATION WITHDRAWN.**
 - d. **Discussion & Decision: 22 SP 1 (Cluster Resub) - Monahan Drive (M/B/L 023-003- 000)** from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a Special Permit for a 29-Lot Cluster Resubdivision **APPLICATION WITHDRAWN.**

Liz Burdick stated that the above stated applications have been withdrawn and no action is required. She stated if applications are re-submitted, fees will be paid again.

6. **Old Business:** None.

7. **New Business:**
 - a. **22 SUB 4- 1108 Old Colchester Road (M/B/L 036/005/002) - Applicant/Owner:** Watch Hill Builders, LLC for a 3-Lot Subdivision. (Submitted 9/9/22, Date of Receipt 9/27/22, DRD 11/30/22).

Liz Burdick read her staff report and recommended the Commission receive and table the application to the next regular meeting on 10/25/22 pending Inland Wetlands Commission review and/or decision at its next regular meeting.

Attorney Harry Heller, of Heller, Heller & McCoy, Uncasville, CT spoke to the Commission and gave brief description of what is planned for the 3-Lot Subdivision on the westerly side of Old Colchester Road across from Seven Oaks, but agrees that nothing can be done without the decision from the Inland Wetlands Committee.

A motion was made to table application PZ#22SUB4 to the October 25, 2022 regular meeting of the Commission. (Desjardins/Siragusa). Roll Call Vote (8-0-0). Motion carried.

- b. **22 SITE 7 – 50 Cook Drive (M/B/L 099-009-001)** – Applicant, Montville Water Pollution Control Authority (WPCA) – Owner, Town of Montville for construction of a new water tower and associated site improvements. (Submitted 9/13/22, Date of Receipt 09/27/22, DRD 11/30/22).

Liz Burdick addressed Commission regarding the proposal for the construction of a new water tower at the top of Cook Dr. Applicant states “the project will include the construction of a new 531,200-gallon glass-fused-to-steel water storage tank that will be constructed adjacent to the existing 590,000-gallon welded steel tank built in 1999. The existing tank will remain in place pending a future project to demolish the tank and construct a dedicated antenna tower and equipment building on site.” She stated the plan is still being reviewed by staff.

Barry Parfitt, P.E., Wright Pierce, WPCA Consulting Engineer and WPCA Superintendent Derek Albertson will attend the next meeting to address the Commission and make a detailed presentation.

A motion was made to table application PZ#22SITE7 to the October 25, 2022 regular meeting of the Commission (Desjardins/Pike) Roll Call Vote (8-0-0). Motion carried.

- c. **C.G.S. 8-24 Referral – 55 Dock Road (M/B/L 071-008-000)**, Uncasville - Town of Montville for proposed site improvements to Town Boat Launch and construction of a new Fishing Pier and associated site improvements.

Liz Burdick read her staff report detailing that in April 2020, after Uncasville, LLC gifted a 99-year lease of a portion of 55 Dock Road for the Town’s Boat Launch area, former Town Planner Marcia Vlaun, on 6/1/2021, appropriated \$40,800 to task CLA Engineers with drafting plans for improvements to the existing boat launch area with associated site improvements, as well as for construction of a new fishing pier on the same site.

CLA drafted preliminary plans and cost estimates. The improvements to the existing boat launch were a priority and so the project was split into 2 phases, Phase 1 being the boat launch area estimated at a cost of \$745,000 and Phase 2 being the fishing pier that was estimated at a cost of \$605,000.

In February 2022, after previously reaching out to DEEP for funding possibilities for the launch and pier, the Planning Dept. was contacted by DEEP Boating Division, which, after receiving preliminary cost estimates for the project, forwarded both projects to Connecticut Department of Energy and Environmental Protection Bureau of Natural Resources and in April 2022, it contacted the Planning Dept. stating the State was interested in reviewing our fishing pier project. CLA Engineers and the Planning Director met with Tony Petrillo and his colleague, David Molnar at the site and discussed the details of the fishing pier further and then Montville was selected as a possible recipient of a pass-through grant from federal govt. through DEEP and that funding application was approved.

Current cost estimates for the two projects are now about \$525,000 for the boat launch area improvements (a \$220,000 decrease from orig. est.), which cost shall be the responsibility of the Town and about \$885,000 for the fishing pier and associated site improvements (a \$280,000 increase from orig. est.), 25% of which cost in the amount of about \$221,250 shall be the responsibility of the Town and the remaining 75% in the amount of \$663,750 will be paid by the grant funding. Total cost to the Town for both projects is \$746,250.

The two projects will provide Montville and area residents with a safe, accessible boat launch and fishing facility. The existing boat launch will receive much needed improvements and new parking for trucks & boat trailers. The new fishing facility will have a fully accessible pier, is located in a productive fishing area, will have suitable parking with lighting and access to the facility, safety railing, handicap accessible features, amenities such as cutting boards, fishing line receptacles & rod holders, public access signs, fishing regulations and other information concerning natural resources and fisheries.

Town Engineer Kyle Haubert, PE presented the conceptual plan of new boat launch and pier diagram. He stated that there would be a parking lot that would be about 6" to a foot higher than it is now for 16 cars, 7 trailers along with solar lighting in the parking lot and ADA accessible sidewalks installed. Pylons would be removed from the water. Rain garden with natural vegetation growth would be installed to catch the rain runoff. He stated there would be benches for sitting and an area for portable toilets.

Discussion was held. Commissioner Poole asked if boats would be able to tie up to the pier and Haubert stated they wouldn't be able to because the pier would be elevated and there would be no way for people to get up to or down from it. Commissioner Siragusa asked if there had been a count of people who would access the fishing pier. Burdick stated the fishing pier would be state-of-the-art and it would likely draw attention of many people around the area to come and fish. She stated that parking would be first come first serve, similar to State parks and when the lot is full, its full.

A motion was made to forward a Favorable Report in accordance with C.G.S. § 8-24 to the Town Council for improvements to the Town boat launch area and construction of a new fishing pier & associated site improvements in accordance with the application materials and a plan entitled "Town of Montville, Town Boat Launch Improvements and Fishing Pier

Construction, 55 Dock, Uncasville, CT 06320, Prepared for Town of Montville, Prepared by CLA Engineers, Inc. Dated May 2022, Revised to June 16, 2022. The two projects will provide Montville and area residents with a safe, accessible boat launch and a state-of-the-art fishing facility, public access to the Thames River and educational opportunities concerning natural resources and fisheries. (Desjardins/Pike) 7-1-0. Commissioner Siragusa opposed. Motion carried.

8. **Zoning Matters:** ZEO Report. Meredith Badalucca read report.
9. **Town Planner Report:** Planner Burdick addressed Commission and gave an update to the inquiry of Commissioner Poole from the last meeting regarding locations of affordable housing units in Montville. She stated that she had researched the matter with the CT Dept. of Housing (DOH) and was informed that locations of units were not available, but for known properties, such as senior housing. She stated that per DOH there are currently 54 rental-assisted, 81 government assisted, 247 CHFA/USDA mortgages, and zero (0) deed restricted properties. Commissioner Estelle questioned whether Habitat for Humanity projects were deed restricted as affordable housing. Burdick stated she would research said properties for the next meeting of the Commission.
10. **Other Business:** None.
11. **Correspondence:** None.
12. **Minutes:** Moved to Item “4a” above.
13. **Executive Session:** None.
14. **Adjournment:** Motion to ADJOURN (Desjardins/Pike). Voice vote—All in favor. 8-0-0. Meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Beth Welles
Recording Secretary