

Montville Planning & Zoning Commission
Regular Meeting
March 28, 2023 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

Meeting Minutes

1. **Call to Order:** Chairperson Lundy call the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance:** All rose for the Pledge of Allegiance.
3. **Roll Call:** Chairperson Sara Lundy, Vice Chairman Wills Pike, Secretary John Desjardins, and Commissioners Anthony Siragusa, John Estelle, Chuck Longton, John Poole & Joshua Kobyluck. **Absent:** Commissioner Bruce Duchesneau. **Also Present:** Director of Land Use & Development Liz Burdick and Zoning Officer Meredith Badaluca.
4. **Additions or Changes to the Agenda:** None.
5. **Minutes:** Minutes of March 28, 2023. **MOTION (Poole/Siragusa) to APPROVE the minutes of the February 28, 2023 regular meeting with the following amendments: Every Roll Call Vote shall be changed from (7-0-2) to (7-0-0) due to there being no abstain votes. All in favor. (8-0-0). APPROVED with amendments.**
6. **Remarks from the public not relating to items on the agenda:** None.
7. **Public Hearings/Applications:** None.
8. **Old Business:**
 - a. **23 SITE 2 – 410-412 Maple Avenue (Parcel ID 031/002/0A0), Uncasville, CT –** Applicant/Owner: Advanced Associates for industrial building and associated site improvements. *(Submitted 2/15/23, Date of Receipt 02/28/23, DRD 05/03/23). Request to Postpone/Table to the 4/25/2023 Regular Meeting.* Director of Land Use & Development Liz Burdick read a letter into the record from Attorney Harry Heller asking to postpone the application until the April 25, 2003 meeting due to applicant revising the stormwater quality aspects of the site development plan.
MOTION (Siragusa/Pike) to postpone the application until the April 25, 2023 meeting. All in favor (8-0-0) APPROVED.
 - b. **23 SITE 3 – 2 Enterprise Drive (Parcel ID 002/005/00B), Oakdale CT –** Applicant/Owner: John Dempsey/Homes R Us for light industrial warehouse & associated site improvements. *(Submitted 2/17/23, Date of Receipt 02/28/23, DRD 05/03/23).* Director of Land Use & Development Liz Burdick summarized her staff report to the Commission. Kyle Haubert of Green Site Design presented the development plans for the site stating that the plan for the site would be for “PVC Direct” with a construction of a 9000SF (7500SF footprint first floor for manufacturing, 1500 SF mezzanine for office space) building and associated site improvements.

Commissioner Poole asked how many employees are going to be working at the site. Kyle Hubbard stated he believed there would be between 8-10.

Commissioner Longton asked how toxic materials would be handled. Kyle Hubbard stated that any materials used in the manufacturing process would be contained within the building and then properly disposed.

MOTION (Pike/Longton) to APPROVE Application #23 SITE 3 - 2 Enterprise Drive (Parcel ID 002/005/00B), Oakdale CT - Applicant/Owner: John Dempsey/Homes R Us for light industrial warehouse & associated site improvements in that the application, supporting documents and a plan entitled "PVC Direct Site Plan, 2 Enterprise Lane, Montville, CT, Prepared for Homes R Us, LLC, Prepared by Green Site Design, LLC, Dated December 20, 2022, Revised to 3/28/23" comply with all applicable sections of the Montville Zoning Regulations, with the following conditions:

- 1. Applicant shall meet all of the requirements of the Montville Building Department, Office of the Fire Marshal, Uncas Health District for required permitting and inspections prior to issuance of a certificate of zoning compliance.**
- 2. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set & "Drainage Calculations, Hydraulics & Hydrology Report" dated February 2023.**
- 3. Infiltration system installation shall be certified by Applicant's P.E. prior to issuance of a certificate of zoning compliance.**
- 4. Prior to issuance of a zoning permit to start work, a soil erosion & sediment control bond shall be posted in the amount of \$9,115 in a form acceptable to the Finance Director.**
- 5. Final revised plan sets, along with a digital copy of the final plan, shall be submitted to the Land Use Dept. & shall be signed and sealed with original signatures by P.E.**
- 6. An approved Zoning Permit is required prior to the start of any work.**
- 7. The Zoning Officer must be contacted and a pre-construction meeting shall be held at least 24-hours prior to start of any work. Soil Erosion and Sediment Controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.**
- 8. After work has commenced, any substantive changes to the approved site plan require review and approval by the Land Use Director and/or the Planning & Zoning Commission.**
- 9. A final As-Built plan, including finished grades, shall be submitted to the Zoning Officer for review and approval prior to issuance of a certificate of zoning compliance.**

All in favor (8-0-0). APPROVED WITH CONDITIONS.

9. New Business:

- a. **23 ZC 1 – Zoning Regulation Text Amendment to Add Section 21A (Moratorium - Cannabis Establishments/Uses)** - Applicant: Town of Montville Planning & Zoning Commission.

Chairman Sara Lundy read the Application and proposed new Section 21A (Moratorium) into the record. Director of Land Use & Development Liz Burdick summarized the proposed draft text amendment to be added to the Zoning Regulations. Discussion was held regarding the Town Attorney suggestion that the term of the Moratorium six months in length.

Commissioner Poole asked what the plans would be for the next few months if the moratorium is put in place. Director Burdick stated the Commission will continue to review possible regulations regarding regulations for Cannabis Establishments. Commissioner Longton asked if Liz could possibly do a presentation on what she has learned over the last few months. Liz stated she could do one, but she wanted to learn more on taxation before doing so.

MOTION (Desjardins/Longton) to set a public hearing for Application #23 ZC 1 – Zoning Regulation Text Amendment to Add Section 21A (Moratorium - Cannabis Establishments/Uses) for April 25, 2023). All in Favor (8-0-0). Approved. Public Hearing to be held on 4/25/2023.

10. **Zoning Matters:** ZEO Report. ZEO/WEO Meredith Badalucca reviewed her February 2023 staff report with the Commission.
11. **Land Use Director Report:** Director Burdick provided an update for the Fishing Pier project and the LOTCIP sidewalk project.
12. **Other Business:** None.
13. **Correspondence:** None.
14. **Executive Session:** None.
15. **Adjournment: Motion (Siragusa/Longton) to ADJOURN. All in favor (8-0-0). The meeting was adjourned at 7:00 p.m.**

Respectfully submitted,
Beth Welles
Recording Secretary