

Montville Planning & Zoning Commission
REGULAR MEETING
November 12, 2024 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

Minutes

1. **Call to Order.** Chairperson Lundy called the meeting to order at 6:00pm.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance.
3. **Roll Call.** Present: Chairperson Sara Lundy, Vice Chair Wills Pike, Secretary John Desjardins, and Commissioners Chuck Longton, Lisa Terry, John Estelle, John Poole, Joshua Kobyluck, and Joseph Summers. Also Present: Assistant Planner Meredith Badalucca and Zoning and Wetlands Officer Stacy Radford.
4. **Additions or Changes to the Agenda.** None.
5. **Minutes:** Approval of the October 22, 2024 Regular Meeting Minutes.

MOTION (Summers/Poole) to APPROVE the minutes of the October 22, 2024 Regular Meeting. All in favor (9-0-0). Motion APPROVED.

6. **Remarks from the public not relating to items on the agenda.** None.
7. **Public Hearing:** None.
8. **Old Business:** None.
9. **New Business:**
 - a. **24 ZC 5 – Cricket’s Corner Text Amendment to amend Sections 4.11.13.4.1 and 11.3 and add Section 11.3.1-**Applicant: Cricket’s Corner, LLC, Agent: Heller, Heller & McCoy. *(Submitted 10/25/24 – Date of Receipt 11/12/24 – PH to be set for 12/10/24)*

MOTION (Longton/Desjardins) to SET Public Hearing for December 10, 2024. All in favor (9-0-0). Motion APPROVED.

- b. **24 SUB 4 – 958 Route 163 (046-008-000) –** Owner: TA CT Holdings, LLC, Applicant: The Nevar Company/Dean Fiske for proposed 1-Lot resubdivision. *(Submitted 10/28/24 – Date of Receipt 11/12/24 – PH to be set for 12/10/24)*

MOTION (Desjardins/Longton) to SET Public Hearing for December 10, 2024. All in favor (9-0-0). Motion APPROVED.

- c. **24 SITE 9 – 1758 and 1790 Route 32 (094-029-000/094-029-001) –** Owner: Vizion Enterprises, c/o Dr. V. Coric, Applicant: 1758 Rte 32, LLC, c/o Corey Grossman for five 4-story multifamily buildings with associated parking and access drives. *(Submitted 10/29/24 – Date of Receipt 11/12/24 – DRD 1/16/25)*

Assistant Planner Badalucca stated that she had sent her staff report to the Commission prior to the meeting for their review. She explained that in her report she stated how the applicant met or exceeded the zoning regulations as well as some technical comments. She stated the applicant had brought in revised plans addressing her comments that same day and she had not had the opportunity to review. She explained that staff is still waiting for agency comments on the application.

George Andrews, PE, of Loureiro Engineering Associates, LLC, spoke on behalf of the applicant. He explained the existing conditions of the site as well as the proposed site improvements. He highlighted different sections of the zoning regulations to explain how the

application met or exceeded the requirements. Mr. Andrews explained the proposed drainage structures and stated there would be a reduction in stormwater volume and flow. He explained the lighting and landscaping plan and the phases of the soil and erosion control plan.

Commissioner Summers inquired about the maintenance requirements of the drainage retainment system. Mr. Andrews explained the way the filters work and explained there is an operation and maintenance plan that goes with the system.

Commissioner Longton inquired how many units total they are proposing. Mr. Andrews stated 200. Commissioner Longton also asked for clarification on if the drainage on the site is going to be completely separate from the Route 32 drainage. Mr. Andrews confirmed it would be separate. Commissioner Longton inquired about the frequency of the cleaning and maintenance of the drainage retainment systems. Mr. Andrews stated they recommend annual cleaning, but less sand being used on roads it can sometimes be stretched to every two years.

Commissioner Desjardins inquired if there were any affordable housing units. Mr. Andrews stated they are all market value. Commissioner Desjardins also inquired if an archeological survey of the property had been done regarding Fort Hill. Corey Grossman answered the question stating the study had been done in 2012 as part of a 221d application. He explained there was no fort found on site.

Commissioner Kobyluck inquired what would be used to stabilize the slope of the drive. Mr. Andrews stated it would be stabilized with grass, a mix of tackifier, mulch, and seed. Commissioner Kobyluck asked if the grass of the sloped area would be able to be mowed. Mr. Andrews confirmed that even with the proposed slope it would be able to be mowed.

Commissioner Poole inquired where plowed snow would be placed on site. Mr. Andrews stated there are a few potential places on site, in the back of the property or in a smaller parking lot. He explained if necessary it would have to be removed from site.

Commissioner Longton inquired if there was only one vehicle access point in and out of the site. Mr. Andrews confirmed there is only one access. Commissioner Longton expressed his concern for only one access in case of emergencies. Mr. Andrews stated unfortunately the site does not allow for an additional access point. Assistant Planner Badalucca stated staff is still waiting for comments from the Fire Marshal's office, and they may clarify if this will be an issue.

Commissioner Desjardins inquired if there were any traffic lights proposed at the entrance. Mr. Andrews stated the applicant's traffic consultant would be present at the next meeting to give more information regarding the findings of the traffic study.

Commissioner Summers voiced his concerns of heavy storm years resulting in stormwater overflow onto the adjacent property into the pond and causing flooding. Mr. Andrews stated the drainage system design will decrease the stormwater discharge and should not affect the adjacent property.

Commissioner Pike asked for clarification on what the figure of 2,654 square feet was referring to. Mr. Andrews stated the zoning regulation regarding the maximum density is 1 unit per 2,420 square feet, and the proposed project is 1 unit per 2,654 square feet.

Commissioner Estelle inquired if there was a proposal for a turning lane to be added on Route 32. Mr. Andrews stated it was not proposed based off of the traffic analysis that was conducted.

MOTION (Poole/Desjardins) to CONTINUE the application to the December 10, 2024 meeting. All in favor (9-0-0). Motion APPROVED.

d. 24 SITE 10 – 2268, 2280, & 2284 Route 32 (106-034-000, 106-036-000, 106-035-

000) – Owner: Samuels Montville, LLC Applicant: Honeycomb Real Estate Partners, LLC Attn: Lewis Brown for 57-unit mixed income multi-family dwelling. *(Submitted 10/30/24 – Date of Receipt 11/12/24 – DRD 1/16/25)*

MOTION (Desjardins/Terry) to CONTINUE the application to the December 10, 2024 meeting. All in favor (9-0-0). Motion APPROVED.

e. Adoption of 2025 Meeting Schedule

MOTION (Summers/Longton) to APPROVE the 2025 PZC Meeting Dates for 2025 as follows: January 28, February 25, March 25, April 22, May 27, June 24, July 22, August 26, September 23, October 28, November 18, December 9, and January 27, 2026. All in favor (9-0-0) Motion APPROVED.

f. Election of Officers

MOTION (Longton/Poole) to re-elect the current officers, Chairperson Sara Lundy, Vice Chair Wills Pike, and Secretary John Desjardins. All in favor (9-0-0). Motion APPROVED.

10. Zoning Matters:

ZEO Report was read into the record by Zoning and Wetlands Officer Radford.

Commissioner Pike inquired how many of the current zoning permits are due to expire and what to procedure is once the permit is expired. Zoning and Wetlands Officer Radford stated there are quite a few that are set to expire. Assistant Planner Badalucca stated if a permit is expired, but the project is in process, a note is made and the permit is left open, and if a permit is expired, but there is no progress, the applicant is contacted to renew the permit for a fee of \$25.00 for residential and \$50.00 for commercial.

11. Land Use Director Report. None.

12. Other Business: None.

13. Correspondence:

- a. CGS § 8-7d(h) Referral dated November 1, 2024 regarding Town of Preston Zoning Plan of Conservation and Development.

Chairperson Lundy stated this was required referral from the Town of Preston and no action was required.

14. Executive Session: None.

15. Adjournment. MOTION (Desjardins/Poole) to ADJOURN the meeting. All in favor (9-0-0). The meeting was adjourned at 6:58pm.

No new business will be discussed after 10:30 P.M. and all business will cease at 11:00 P.M. Any unfinished business will be continued until the next meeting. Said notice shall appear on all meeting agendas.

Respectfully Submitted by:
Megan Egbert
Recording Secretary

AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN WEBSITE.