

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**February 25, 2025 - 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 Joseph Summers, Joshua Kobyluck, John Estelle, Lisa Terry, Chuck Longton, and Alternate Commissioner Mickey Gillette. Absent: Commissioner John Poole. Also Present: Assistant Planner Meredith Badalucca, Zoning and Wetlands Officer Stacy Radford, and Alternate Commissioner William Pieniadz.
4. **Additions or Changes to the Agenda.** None.
5. **Minutes:** Approval of the January 28, 2024 Regular Meeting Minutes.

**MOTION (Pike/Summers) to APPROVE the minutes from the January 28, 2025 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. **25 SITE 1 – 2 & 8 Enterprise Ln (002-005-00B/002-005-00C) – Owner/Applicant:** Homes R Us, LLC for proposed Site Plan Modification to include access driveways and loading docks. *(Submitted 1/31/25 – Date of Receipt 2/25/25 – DRD 5/1/25).*

Assistant Planner Badalucca stated the applicant submitted a letter requesting the application be continued to allow time to address outstanding staff and agency comments.

- b. **25 SITE 2 – 145 Route 32 & 18 Powerhouse Rd (070-030-000/070-034-000) – Owner/Applicant:** JNE Holdings, LLC for proposed 11-unit Multi-family Development. *(Submitted 2/11/25 – Date of Receipt 2/25/25 – DRD 5/1/25).*

Douglas Reich of Fuller Engineering and Land Surveying spoke on behalf of the applicant. He explained the existing conditions of the two properties as well as the proposal to combine the lots and the future development. He stated the entrance to the site will be off of Powerhouse Road with a one-way emergency access entrance on Route 32. Mr. Reich explained the project is proposed to be done in three phases and what each phase will entail. He stated all utilities for the site will come from Powerhouse Road, not from Route 32. He went over the erosion and sediment control plan, landscaping plan, and lighting plan. He explained that the architectural plans provided to the Commission are conceptual.

Chairperson Lundy inquired if the proposed units were going to be for purchase or rent. Mr. Reich stated the units will be sold. She also inquired if there were going to be any units labeled for affordable housing. Mr. Reich stated they are all market price. Chairperson Lundy also asked what the estimated timeline for the project to be completed was. He stated he estimated a year from time of approval.

Commissioner Summers inquired what the plan for property maintenance is. Mr. Reich stated

there will be an association.

Commissioner Pike inquired about the difference between condo and townhouse as Mr. Reich referred to both during the presentation. Mr. Reich stated townhouse refers to the style of the unit and condo refers to the ownership of the unit. Commissioner Pike also inquired if the units would be built with a slab or foundation. Mr. Reich stated they would be on slabs.

Assistant Planner Badalucca gave some highlights from her staff report.

Commissioner Pike inquired how the one-way emergency access on Route 32 would be kept for emergency access only. Assistant Planner Badalucca stated there will be a gate and a sign.

The application is to be continued to the next meeting to allow the applicant to address staff and agency comments.

- c. **25 SITE 3 – 1645 Route 85 & 879 Chesterfield Rd (012-009-000/005-015-00C) –** Owner/Applicant: Cricket's Corner, LLC for proposed Childcare center with two 2<sup>nd</sup> floor apartments. *(Submitted 2/11/25 – Date of Receipt 2/25/25 – DRD 5/1/25).*

Attorney Harry Heller of Heller, Heller & McCoy spoke on behalf of the applicant. He explained the existing conditions of the 2 lots. He stated all proposed development is within the C-2 zoning district. Attorney Heller explained the proposal is for a daycare to accommodate up to 51 children and two apartments on the second floor of the building both close to 2,400 square feet. He stated the building will be benched into the slope where the daycare entrance will be accessed in the front of the building at grade, and the apartments will be accessed in the back of the building, also at grade. He explained the proposed drainage systems and plans for stormwater management. Attorney Heller stated he is requesting the application be continued to the next meeting to allow time to address the Town Engineer's comments.

Commissioner Pike asked Attorney Heller to clarify the size of the proposed apartment buildings. Attorney Heller stated the square footage again.

Commissioner Summers inquired about the ages of the children for the daycare. Attorney Heller stated the owners are planning to rent the space to a professional daycare. Commissioner Summers stated he inquired about the ages because it factors in to the requirements for the fire system. Attorney Heller also stated the property is considered a Public Water System.

Commissioner Longton inquired if there would be on-site water. Attorney Heller confirmed.

Assistant Planner Badalucca highlighted from her staff report that the Town's zoning regulations do not have a section regarding daycare parking as it was removed in 2018. She explained the applicant went by the City of Norwich's daycare parking regulations, which are more restrictive than what the Town previously had.

The application is to be continued to the next meeting to allow the applicant to address remaining staff and agency comments.

- d. **25 SUB 1 – 167 Meetinghouse Ln (046-050-00B) –** Owner/Applicant: Robert A. Tringe and Judith M. Tringe for proposed 2-Lot Resubdivision. *(Submitted 2/11/25 – Date of Receipt 2/25/25 – PH to be set for 3/25/25).*

**MOTION (Desjardins/Longton) to SET Public Hearing for March 25, 2025. All in favor (9-0-0). Public Hearing SET.**

**10. Zoning Matters:** ZEO Report was read into the record by Zoning and Wetlands Officer Radford.

**11. Land Use Director Report.** None.

**12. Other Business:** None.

**13. Correspondence:**

- a. CGS Referral dated February 20, 2025 regarding Town of Bozrah Special Exception and Site Plan Approval for a special event venue at 410 Salem Turnpike and 0 Salem Turnpike.

Assistant Planner Badalucca explained to the Commission what the referral from the Town of Bozrah was for and stated she does not feel as though it would have any negative impact on the Town of Montville.

**MOTION (Desjardins/Terry) to send a FAVORABLE REPORT to the Town of Bozrah. All in favor (9-0-0). Motion APPROVED.**

**15. Adjournment. MOTION (Summers/Longton) to ADJOURN the meeting. All in favor (9-0-0). Meeting ADJOURNED at 6:51pm.**

**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.**