

Montville Planning & Zoning Commission
REGULAR MEETING
April 22, 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 and seating of Alternates.** Present: Chairperson Sara Lundy, Secretary John Desjardins, and Commissioners Joseph Summers, William Pieniadz, Lisa Terry, and Alternate Commissioner Mickey Gillette. Absent: Vice Chair Wills Pike, Commissioners Joshua Kobyluck, and Chuck Longton. Also Present: Assistant Planner Meredith Badalucca and Zoning and Wetlands Officer Stacy Radford.

Chairperson Lundy advised that Alternate Mickey Gillette would be seated as an alternate for the meeting in place of Commissioner Longton.

4. **Additions or Changes to the Agenda.** None.
5. **Minutes:** Approval of the March 25, 2025 Regular Meeting Minutes.

MOTION (Terry/Summers) to APPROVE the minutes of the March 25, 2025 Regular Meeting. All in favor (6-0-0). Motion APPROVED.

6. **Remarks from the public not relating to items on the agenda.** None.
7. **Public Hearing:** None.
8. **Old Business:**

- a. **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).

Doug Reich, Licensed Landscape Architect with Fuller Engineering, spoke on behalf of the applicant. He stated that they were present at the February meeting and since that time have had many comments from Staff and other agencies. Mr. Reich indicated that all of the comments have been addressed and they are present tonight to finish the process.

Assistant Planner Badalucca indicated that the Applicant has addressed all of the Town Engineer's comments and comments by Staff, with the exception of the Warranty Deed for the Lot Merger and WPCA's comments regarding clean outs. WPCA's comments have been addressed on the newest revision of the Plans but not on the Plan presented this evening. Assistant Planner Badalucca indicated that she has made both of these items a condition of approval.

MOTION (Terry/Desjardins) to APPROVE with conditions, application number 25 SITE 2 for an 11 unit multi-family development with associated parking and site improvements at 145 Route 32 (070-030-000) and 18 Powerhouse Road (070-034-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set titled "Madison Place Luxury Townhouse Development, 18 Powerhouse Road & 145 CT Route 32, Montville, CT, Owner/Applicant JNE Holdings, LLC, 338 Westport Road, Wilton, CT, Prepared by Fuller Engineering & Land Surveying, Dated 3/20/24, Revised 4/18/25".

CONDITIONS:

General Conditions:

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. 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.
4. An approved Zoning Permit is required prior to the start of any work.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
6. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.

Site Specific Conditions:

7. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
8. All landscaping shall be maintained post construction.
9. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
10. Site signage not shown on plan shall require an approved zoning permit prior to installation.

Conditions to be met prior to signing of plans:

11. Plans shall be revised as follows:
 - Provide a cleanout on main between unit 8/9; 75' downstream from unit 11, per WPCA comments dated 4/21/25.
12. New warranty deed shall be reviewed and approved by the Land Use & Development Staff.
13. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
14. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
15. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
16. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

Conditions to be met prior to the issuance of zoning permits:

17. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
18. Lot merger plans and approved warranty deed shall be filed on the Town of Montville Land Records.
19. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.
20. A soil erosion & sediment control bond shall be posted in the amount of \$22,110 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development.
21. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:

22. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
23. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

Roll call vote. All in favor (6-0-0). Motion APPROVED.

9. New Business:

- a. **25 SUB 2 – Modification of 22 SUB 3 East Lake Road (007-035-000) 8 lot subdivision** - Owner/Applicant: Sunmar/RAF Builders, LLC (*Submitted 3/28/25 – Date of Receipt 4/22/25 – DRD 6/26/25*)

Staff received revised Plans late this afternoon and would ask that this Application be continued to provide time for review.

MOTION (Pieniadz/Desjardins) to CONTINUE the Application to the next regularly scheduled meeting.

All in favor (6-0-0). Motion CARRIED.

- b. **25 SUB 3 –Silver Falls Road (001-007-00A) 4 lot resubdivision** – Owner/Applicant: Daniela Gjergjaj (*Submitted 4/10/25, PH to be set*)

MOTION (Desjardins/Summers) to SET A PUBLIC HEARING for May 27, 2025.

All in favor (6-0-0). Motion CARRIED.

- c. Commission review of FY26 Capital Improvement Budget

Assistant Planner Badalucca reminded the Commission that the purpose of reviewing the Capital Improvement Budget is to be certain that it aligns with the Town POCD (Plan of Conservation & Development). Any other questions or comments should be discussed at the Public Hearings.

Assistant Planner Badalucca read into the record an email which she received from Commissioner Longton concerning some of his comments.

A brief discussion was held.

MOTION (Terry/Summers) to send a FAVORABLE REPORT to the Town Council.

Roll call vote. All in favor (6-0-0). Motion CARRIED.

- 10. Zoning Matters:** ZEO Report was read into the record by Zoning and Wetlands Officer Radford. She also highlighted a few properties that had prior Commission involvement.
- 11. Land Use Director Report.** None.
- 12. Other Business:** None.
- 13. Correspondence:** None.
- 14. Adjournment. MOTION (Summers/Desjardins) to ADJOURN the meeting.**

All in favor (6-0-0). Meeting ADJOURNED at 6:25 pm.

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.

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