

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**June 24, 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 6:00 pm.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance.
3. **Roll Call and seating of Alternates.** Present: Chairperson Sara Lundy, Vice Chair Wills Pike, Secretary John Desjardins, Commissioners Chuck Longton, Lisa Terry, Mickey Gillette, William Pieniadz, Joshua Kobyluck, and Joseph Summers. Also Present: Assistant Planner Meredith Badaluca and Zoning and Wetlands Officer Stacy Radford.
4. **Additions or Changes to the Agenda.**

Chairperson Lundy requested a motion to add Item 9b (New Business) as it was received after the Agenda had been posted

**MOTION (Longton/Terry) to APPROVE the Additions and Changes to the Agenda. All in favor (9-0-0). Motion APPROVED.**

5. **Minutes:** Approval of the May 27, 2025 Regular Meeting Minutes.

**MOTION (Terry/Longton) to APPROVE the minutes of the May 27, 2025 Regular Meeting. All in favor (8-1-0). Secretary John Desjardins abstained. Motion APPROVED.**

6. **Remarks from the public not relating to items on the agenda.** None.

7. **Public Hearing:**

- a. **25 SUB 3 –Silver Falls Road (001-007-00A) 4 lot resubdivision – Owner/Applicant: Daniela Gjergjaj (Submitted 4/10/25, PH scheduled for 5/27/25)**

Assistant Planner Meredith Badaluca advised the Commission that the Inland Wetlands Commission approved this Application on June 12, 2025; that the Applicant requested a waiver from Public Works pertaining to the paving of the entire proposed common driveway and this was addressed by the Director on June 5, 2025; and there were (3) technical review comments that the Applicant has requested to be made a part of the Conditions of Approval. She further provided a response to a question of Commissioner Summers at the May 27<sup>th</sup> meeting whereas he inquired about street numbering and the Montville Ordinance. Ms. Badaluca read a section of the ordinance which states, in part, that compliance is required prior to the issuance of a Certificate of Occupancy so initial compliance falls on the Building Official however, if after the CO has been issued, the Fire Marshal can issue penalties.

Bob DeLuca from CLA Engineers was present on behalf of the Applicant and indicated that he had nothing to add to his presentation but was available should the Commission have any questions.

Chairperson Lundy asked for comments from the Public, three times, for or against the Application and there were none.

**MOTION (Desjardins/Longton) to CLOSE the Public Hearing. All in favor (9-0-0). Motion APPROVED. Public Hearing closed at 6:06 pm.**

- b. **Discussion & Decision: 25 SUB 3 –Silver Falls Road (001-007-00A) 4 lot resubdivision** – Owner/Applicant: Daniela Gjergjaj (*Decision required w/i 65 days from closing of PH*)

Chairperson Lundy asked the Commissioners had any comments. There were none.

**MOTION (Summers/Pieniadz) to APPROVE with conditions 1-11 as indicated in the staff report dated June 16, 2025, Application 25 SUB 3 for a 4 lot re-subdivision of Silver Falls Road Parcel ID: 001-007-00A in that the application, supporting documents and a plan set entitled “Residential Resubdivision Map 001- Block 007- Lot 00A, Silver Falls Road, Town of Montville, CT 06370, Prepared for Daniela Gjergjaj, Prepared by CLA Engineers, Inc., Dated April 10, 2025, Revised June 5, 2025.” comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.**

**CONDITIONS:**

**Conditions prior to endorsement of final plans:**

1. Legal descriptions of each proposed lots shall be reviewed and approved by Land Use & Development Staff.
2. All easement documents shall be reviewed and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
3. Shared driveway agreements shall be reviewed and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
4. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to endorsement of final plans.
5. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
6. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
7. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
8. 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.

**General conditions:**

9. Approved Easement Documents and Shared Driveway Agreements shall be filed on the Land Records with the final endorsed mylars.
10. Three (3) sets of paper plans along with mylars that include any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
11. 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.

**Roll call vote. All in favor (9-0-0). Motion CARRIED.**

**8. Old Business:** None.

**9. New Business:**

- a. **25 SITE 4 – 375 Maple Avenue (031-015-000) and 031-019-000 Route 163 – Industrial Trailer Storage Facility** – Owner/Applicant: Rand-Whitney Realty, LLC  
*(submitted 6/10/25 – Date of Receipt 6/24/25, DRD 8/28/25)*

Commissioner Pieniadz recused himself and stepped out of the Council Chambers due to a conflict of interest.

Attorney Harry Heller was present on behalf of the Applicant. He advised the Commission that it was preliminary to make a full presentation as the matter could not be voted on being that the Inland Wetlands Commission would be holding a public hearing on the Application. Attorney Heller indicated that this was a simple Application of (2) parcels located at 375 Maple Avenue and an unnumbered parcel on Route 163 and the construction of a trailer storage facility to be utilized for input and output throughout the mill itself. Attorney Heller advised that the Applicant will be submitting a request for determination for Zoning Regulation 17.4.8 as it pertains to the locating of existing structures on abutting properties which are within 100' of the property lines because the northerly side of the Route 163 parcel is buffered by woods and an additional trailer facility lot. Attorney Heller indicated that he would be prepared to make a full presentation at the July meeting. Additionally Attorney Heller added that part of this Application is to fix a drainage issue of the Town of Montville onto the said property.

Commissioner Pike asked if the drainage was from across the street on Sharp Hill Road and Attorney Heller indicated that it is from Sharp Hill Road and Carol Drive area.

Commissioner Kobyluck asked if a berm would be installed to hide the activity and Attorney Heller indicated that this is under review right now. No decision has been made at this time.

**MOTION (Desjardins/Pike) to CONTINUE application to the July Regular Meeting. All in favor (8-0-0). Motion APPROVED.**

- b. **25 SUB 4 – 257 Chesterfield Road (029-066-001) – 4-Lot Resubdivision** – Owner: Zachary Cash, Applicant: Michael Desautels *(submitted 6/23/25 – Date of Receipt 6/24/25)*

Chairperson Lundy advised the Commission that this Application had just been received and added to the Agenda this evening. There would be no presentation but a Public Hearing would need to be set.

**MOTION (Desjardins/Summers) to SET Public Hearing for July 22, 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. She also highlighted a few properties that had prior Commission involvement.

ZEO Radford discussed the property located at 410 Maple Avenue and an Administrative approval issued by Staff pertaining to the installation of a retaining wall, with the condition that a

guardrail would be installed along the top for safety purposes. The property at 128 Ridge Hill Road was discussed including an issue with the property owner not removing a permitted conex box within the allotted time frame as a condition of the Zoning Permit. The Commission agreed to allow the property owner an additional 30 days for him to resolve an outstanding issue he has with the Building Department concerning the issuance of a Permit. The property at 69 Fitch Hill Road was discussed and the possibility that the Applicant may request an Administrative approval for the installation of a well for one of the buildings versus connecting to water through Norwich Public Utilities at this time. Once construction of the other buildings start, the water would be run to those buildings, as was part of the initial PZC approval. There was no objection from the Commission for an Administrative approval should the Applicant propose same. Finally, the property located at 245 Route 32 was discussed and the fact that the Applicant complied with the Commission's requests of the last meeting and was able to obtain a substantial Certificate of Zoning Compliance. Assistant Planner Badalucca advised the Commission that the Applicant was extremely grateful to the Commission for working with him.

11. **Land Use Director Report.** None.
12. **Other Business:** None.
13. **Correspondence:** None.
14. **Executive Session:** None
15. **Adjournment. MOTION (Desjardins/Longton) to ADJOURN the meeting.**  
**All in favor (9-0-0). Meeting ADJOURNED at 6:26 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.**

