

Montville Planning & Zoning Commission
REGULAR MEETING
July 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 6:00 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 Lisa Terry, William Pieniadz, and Joseph Summers. **Absent:** Commissioner Mickey Gillette, Joshua Kobyluck, Chuck Longton. **No alternates.** **Also Present:** Assistant Planner Meredith Badalucca, Zoning and Wetlands Officer Stacy Radford, and Land Use Administrative Secretary Sherry Pollard.
4. **Additions or Changes to the Agenda.** None.
5. **Minutes:** Approval of the June 24, 2025 Regular Meeting Minutes.
MOTION (Pike/Desjardins) to APPROVE minutes of June 24, 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:**

MOTION (Summers/Terry) to OPEN the public hearing at 6:03 pm. All in favor (6-0-0). Motion APPROVED.

- a. **25 SUB 4 – 257 Chesterfield Road (029-066-000) 4 lot resubdivision** – Owner: Zachary Cash Applicant: Michael Desautels (*Submitted 6/23/25, Public Hearing set for 7/22/25, PH must close within 35 days of opening*)

Applicant was not present. Applicant is continuing work on technical information on plans. Chairperson Lundy asked for comments from the Public, three times, for or against the Application and there were none.

- b. **Discussion & Decision 25 SUB 4 – 257 Chesterfield Road (029-066-000) 4 lot resubdivision** – Owner: Zachary Cash Applicant: Michael Desautels (*Decision required within 65 days of the close of PH*). *NA*

MOTION (Desjardins/Summers) to CONTINUE the public hearing to August 26, 2025. All in favor (6-0-0). Motion APPROVED

8. **Old Business:**

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

- a. **25 SITE 5 – 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*)

Attorney Harry Heller was present on behalf of the Applicant. Darren Hayward from CLA was also present on behalf of the Applicant.

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. He indicated the Applicant submitted a request, dated June 25, 2025, 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 reviewed the Storm Water Drainage Plan as it was submitted into the application record. Drainage Plan includes, but is not limited to, Runoff Volume and Pollutant Reduction, Stormwater Runoff Quantity Control, Construction of Soil Erosion and Sediment Control, and Post-Construction Operation and Maintenance. Attorney Heller added that part of this Application is to fix a drainage issue of the Town of Montville onto the said property.

Attorney Heller noted from an Economic Development perspective, it would be advantageous for the Town of Montville to support and promote growth of exiting business. Rand Whitney operation has been growing and is currently producing a significant amount of paper product and now has a need to store such product in trailers for proper management and distribution. Attorney Heller noted the Illumination Plan meets requirements for safety purposes and down-lighting. Essentially, no light escapes off property. He indicated Stormwater Management Plan adequately addresses run-off from parking area associated to snow storage piles.

Attorney Heller reviewed the landscaping (buffer) plan details and noted plantings will be installed at portions of parking lot to create a separation from abutting property owners.

In summary, Attorney Heller indicated all Town Staff comments have been addressed and that the application is in compliance with current zoning regulations.

Chairperson Lundy asked for clarification on the waiver of applicability and Attorney Heller noted that the structures on properties on Maple Avenue have been located however the northerly side of the property has not been shown because of the existence of woods and the already existing trailer lot.

Assistant Town Planner Badalucca reviewed Staff Comments and Technical Review dated July 21, 2025.

She noted that a legal opinion obtained from the prior Assessor regarding abandonment of Robinson Road states that when a road is discontinued it can still be a public right-of-way for abutters to use to access the next nearest right-of-way; and Rand Whitney Realty LLC is the owner of all parcels that abut Robertson Road. She also noted the applicant added a landscaping (buffer) along Maple Avenue even though the property is less than 80,000 sq. ft. which requires a landscaping buffer per Regulations.

She indicated at this point all of her comments have been addressed.

MOTION (Summers/Desjardins) to FIND that ZR Sections 17.4.8 and 17.4.3 for the reasons stated in the application materials and staff report dated July 22, 2025 are not necessary or required to reach a decision on Application 25 SITE 5.

Roll Call Vote. All in favor (5-0-0). Motion CARRIED.

MOTION (Pike/Summers) to APPROVE with condition numbers 1-22 as indicated in the staff report dated July 22, 2025, application number 25 SITE 5 for the development of an industrial trailer parking facility and relocation of drainage system and site improvements at 375 Maple Avenue (031-015-000) & Parcel ID: 031-019-000 Route 163 in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled “Site Improvement Plan Proposed Trailer Storage Facility, 375 Maple Avenue/Route 163, Town of Montville, Connecticut, Prepared for Rand-Whitney Realty, LLC, 370 Route 163, P.O. Box 336, Montville, CT 06353, Prepared by CLA Engineers, Inc., Dated June 2, 2025, Revised July 21, 2025”.

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.
11. Silt fence in close proximity of property lines shall be staked out by Licensed Land Surveyor.

Conditions to be met prior to signing of plans:

12. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
13. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.

14. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
15. 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:

16. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
17. 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.
18. Approved “Grant of Storm Sewer Easement and Rights to Drain” shall be accepted by the Town Council and shall be filed on the Land Records.
19. A soil erosion & sediment control bond shall be posted in the amount of \$62,000 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.
20. 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:

21. 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.
22. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Roll Call Vote. All in favor (5-0-0). Motion CARRIED.

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

Commissioner Pieniadz returned to Council Chambers.

9. New Business:

- a. **25 SITE 6 – 61 Hunters Run (036-006-000) – 42’ x 60’ Accessory structure** – owner/Applicant Eric & Kathleen Trischitta (*Submitted 7/16/25, Date of Receipt 7/22/25, DRD 9/25/25*)

Assistant Town Planner Badaluca reviewed Staff Comments and Technical Review dated July 21, 2025. The application is for the construction of a 42’ x 60’ (2,520 sq. ft.) outbuilding. Per Zoning Regulation Section 4.2.2, accessory buildings over 1,200 sq. ft. require the approval of the Planning and Zoning Commission. The location and height of outbuilding meet the requirements of the R-20 zoning district. She reviewed Agency Comments.

MOTION (Terry/Desjardins) to APPROVE Application 25 SITE 6 to construct a 42'x 60' (2,520 sq. ft.) outbuilding as an accessory structure to the single-family residence in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Improvement Location Survey, Property of Eric Trischitta & Kathleen Teresa Trischitta, Located at 61 Hunters Run, Montville, Connecticut, Dated June 14, 2025, Prepared by Star Surveying, LLC."

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.

Zoning Complaints/Enforcement: Commissioner Pike asked for an update about persons living in a storage unit. ZEO Radford has followed up with the PD. Persons have vacated the premises.

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

12. **Other Business:** None.

13. **Correspondence:** None.

14. **Executive Session:** None

15. **Adjournment.**

MOTION (Summers/Desjardins) to ADJOURN the meeting. All in favor (6-0-0). Meeting ADJOURNED at 6:34 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.

Respectfully Submitted by:

Sherry Pollard

Recording Secretary