

Montville Planning & Zoning Commission
REGULAR MEETING
August 26, 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 Mickey Gillette, Joshua Kobyluck, Chuck Longton, William Pieniadz, Joseph Summers, and Lisa Terry. **All members present. 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 July 22, 2025 Regular Meeting Minutes.

MOTION (Kobyluck/Desjardins) to APPROVE minutes of July 22, 2025 Regular Meeting. Vote: (8-0-1). Chuck Longton Abstained. Motion CARRIED.

6. **Remarks from the public not relating to items on the agenda.** None.
7. **Public Hearing:**
 - 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*)

TOWN STAFF: Assistant Town Planner Meredith Badalucca reviewed Staff Comments and Technical Review Report dated August 26, 2025 as submitted into the record. She noted the application is for a proposed 4 Lot resubdivision with a 10.47 acre area to be combined with 237 Chesterfield Road.

Map numbers 2938-2940 were filed on the Land Records on June 10, 2024 which created one additional lot that was conveyed from Zachary Cash to Michael Desautels. This resubdivision was done without PZC approval, therefore not a legal subdivision of land.

Per Subdivision Regulations Section (SR) 4.7.2, the WPCA has provided a written statement dated July 10, 2025 that municipal sewer is available for the subdivision. They will provide further comments when detailed plans are submitted.

Per SR 4.7.4, the applicant has provided a revised drainage easement which the Town Attorney will need to review and approve. The Town Attorney has requested a Certificate of Title for review and approval.

Per ZR 4.11.4.1 the applicant has provided a shared driveway agreement for review and approval by the Town Attorney. Staff is waiting on the approval from the Town Attorney.

The Inland Wetlands Commission voted to forward a favorable report to the Planning and Zoning Commission on May 15, 2025 for this proposed 4 lot re subdivision.

As there are outstanding staff comments that need to be addressed by the applicant, the applicant has granted an extension to the September 23, 2025 meeting in order to address the outstanding comments. A signed copy of the extension is in the file.

APPLICANT: The Applicant, Mike Desautels was present, as well as, the Applicant's Surveyor Brian Florek. Mr. Florek provided a brief overview of proposed activities and referred to plans dated August 26, 2025. Four (4) single family homes are expected to be placed on each lot. No grading issues exist. Proposed drainage plans assist the Town with drainage allowances. He noted a Conservation Easement has been approved, no new roads are being proposed, site lines meet Zoning Regulations, and all Zoning Regulations have been met.

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

MOTION (Summers/Desjardins) to continue the Public Hearing for Application 25 SUB 4 for a 4 lot re-subdivision of 257 Chesterfield Road Parcel ID: 029-066-000 to the September 23, 2025 meeting. All in favor (9-0-0). Motion CARRIED

- 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*). *N/A*

8. Old Business: None.

9. New Business:

- a. **25 SUB 5 – 158 Fitch Hill Road (055-037-000) 3-lot Subdivision** – Owner: Estate of Helen Romano; Applicant: Estate of Helen Romano (*Submitted 7/25/25, Date of Receipt 8/26/25, DRD 10/30/25*)

TOWN STAFF: Assistant Town Planner Meredith Badalucca reviewed Staff Comments dated August 25, 2025 as submitted into the record. Applicant is seeking to legalize 3 lots and correct prior transfer of two lots that were created without a subdivision approval by the Planning and Zoning Commission. Map number 1612 was filed on the Town of Montville Land Records on May 24, 1999 without subdivision approval from the Planning and Zoning Commission. This map created two additional lots for a total of 3 lots. The lots are known as 136 Fitch Hill Road, 154 Fitch Hill Road and 158 Fitch Hill Road. The parcel known as 154 Fitch Hill Road is developed with a Single Family Residence that was constructed in 1902 per the Assessor Fieldcard. This parcel also has a garage with an attached shed and a free standing shed per the survey provided as part of this application. Both 136 & 158 Fitch Hill Road are vacant parcels.

Meredith noted the applicant has indicated on the application and letter dated July 25, 2025, that they are requesting a waiver of sections 4.1, 3.6 and 4.5.3. It is staff's opinion that the waivers are not necessary because conditions do not exist to support the waivers.

A Favorable Report was issued by the Inland Wetlands Commission on August 21, 2025.

APPLICANT: Attorney Paul Geraghty was present to speak on behalf of the applicant. This application was filed to legalize 3 lots and correct prior transfer of two lots that were created without a subdivision approval by the Planning and Zoning Commission. He noted the request of waiver of sections 4.1, 3.6 and 4.5.3 is no longer proposed with this application. He noted the application as presented meets all Zoning Requirements.

MOTION (Terry /Desjardins) to APPROVE with conditions number 1-10 as indicated in the staff report dated August 25, 2025, Application 25 SUB 5 for a 3 lot subdivision of 158 Fitch Hill Road Parcel ID: 055-037-000 in that the application, supporting documents and a plan set entitled "Romano Subdivision, Property of Helen Z. Romano Estate & Eric O. & Tiffany Walls, for the Property Located At 136, 154 & 158 Fitch Hill Road, Town of Montville – County of New London – Connecticut, Prepared by James Bernardo Land Surveying, LLC, Dated May 14, 2025, Revised 8-19-2025" comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

Roll Call Vote: (8-0-1). Mickey Gillette Abstained. Motion CARRIED.

CONDITIONS:

Conditions prior to endorsement of final plans:

1. Revise Sheet 3 of 3, Construction Sequence for Soil Erosion and Sediment Controls, Note 1; to add ZEO/WEO to inspect prior to any disturbance.
2. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to endorsement of final plans.
3. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
4. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
5. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
6. 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:

7. 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.
8. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.
9. 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.

Conditions prior to issuance of Zoning Permit for individual lot development:

10. Wetland placards shall be placed by LS at 50' URA on lot 37-1.

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

b. **25 SUB 6 – 71 Moxley Road (017-012-000) 2-lot Subdivision** (Owner: Walter Wainwright Jr); Applicant: Walter Wainwright Jr.) *(Submitted 7/30/25, Date of Receipt 8/26/25, Public Hearing to be set)*

MOTION (Desjardins/Summers) to set a Public Hearing for September 23, 2025.

Vote: (9-0-0). Motion CARRIED.

c. Election of Chairperson:

MOTION (Lundy/Terry) to nominate William Pieniadz as Chairperson.

Roll Call Vote: (9-0-0). Motion CARRIED.

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:** Assistant Town Planner Meredith Badalucca noted the following correspondence is in reference to Connecticut Siting Council approvals and is provided to the Land Use & Development Office for informational purposes only.

a. Cellco Partnership Verizon - Install Wireless Facility w/i Right of Way

Reviewed as submitted.

b. Centerline T-Mobile Northeast LLC – Request Approval Shared Use of Existing Cell Tower **Reviewed as submitted.**

14. **Executive Session:** None

15. **Adjournment.**

MOTION (Longton/Desjardins) to ADJOURN the meeting. All in favor (9-0-0). Meeting ADJOURNED at 6:33 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