

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

310 NORWICH NEW LONDON TPKE.

UNCASVILLE, CT. 06382

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MEETING MINUTES

Tuesday, September 23, 2014 7:00 p.m.

LOCATION: TOWN HALL – Council Chambers

1. **Call to order.** Chairman Pieniadz call the September 23, 2014 meeting of the Montville Planning and Zoning Commission to order at 7:00 p.m. in the Town Council Chambers
2. **Pledge of Allegiance.** All rose and pledged the flag
3. **Roll call and seating of Alternates: COMMISSION MEMBERS PRESENT:** Commissioners Yeitz, Polhemus, Ferrante, Pieniadz, Desjardins, and alternate Bolles. **COMMISSION MEMBERS ABSENT:** Toner and Siragusa. **STAFF PRESENT:** Marcia Vlaun, Town Planner and Colleen Bezanson, Planner II. ** Commissioner Hillsberg arrived at 7:25.
4. **Executive Session:** None
5. **New Business:** None
6. **Public Hearings:**
 - a. **WWIS, LLC:** An application for a Special Permit for the construction of an 80,000 square foot commercial building with associated parking on the property located at 2 Sachatello Industrial Dr, Oakdale, Ct. As shown on Assessor's Map 5 Lot 27-18. Chairman Pieniadz opened the Public Hearing at 7:03 p.m. and read the legal ad as it was published in the Day paper. The Town Planner entered the following exhibits into the record:
 1. Legal ad as published in the New London Day on September 12 and September 19, 2014
 2. Copy of the Special Permit application with associated maps and reports
 3. Staff report: Meeting dated 9/23/14
 4. Approval letter from CLA Engineers dated September 16, 2014
 5. Approval letter from the State of Connecticut Department of Public Health dated September 11, 2014
 6. Approval letter with conditions from the Uncas Health District

The Town planner read the staff report. In the report it was noted that the proposed project is to be built on an existing Light Industrial lot in the Lombardi subdivision. The new waterline interconnection between New London/ Montville/ and East Lyme has allowed access to the new line in Sachatello Industrial Drive for fire suppression. The project will be an 80,000 sq ft. recreational facility with staff office and concession area. The project received approval from the State Department of Health, Uncas Health District (with conditions) and the Town Engineer. Chairman Pieniadz asked the public if there was anyone in favor of the project. John Lombardi, owner of the park, stated how the project would be a benefit to the town. It would bring new part time jobs as well as benefitting the schools. Chairman Pieniadz asked the public if there was anyone not in favor of the project. There were no public comments not in

favor of the project. He asked again three times if anyone would like to speak. **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER YEITZ to CLOSE the Public Hearing. Voice Vote All in Favor 6-0-0. **MOTION CARRIED**. Public hearing was closed at 7:16 p.m.

MOTION by COMMISSIONER POLHEMUS and seconded by COMMISSIONER DESJARDINS to move Agenda item 11 prior to opening the 2nd Public Hearing. Voice Vote All in Favor 6-0-0. **MOTION CARRIED**

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(a) **WWIS, LLC**: An application for a Special Permit and Site Plan for the construction of an 80,000 square foot commercial building with associated parking on the property located at 2 Sachatello Industrial Dr. Oakdale, Ct. As shown on Assessor's Map 5 Lot 27-18. Discussion was held. **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER YEITZ to approve with conditions the special permit and site plan for WWIS, LLC for the construction of a 80,000 square foot building on the property located at 2 Sachatello Industrial Drive, Oakdale, Ct. A shown on Assessor's Map 5 Lot 27-18 as depicted on the plans titled "WWIS Montville, Connecticut Prepared by Green Site Design, LLC revised to 9/15/14".

In doing so the Commission has considered the application, the staff report, the public testimony and the expert testimony and finds that

1. The proposed use is in harmony with the appropriate and orderly development of the neighborhood and will not hinder or discourage the development of adjacent properties nor impair property value.
2. The location and size of the proposed use, the nature and intensity of operations involved in connection therewith, its site layout and its relation to access streets will not be such that both pedestrian and vehicular traffic to and from the use and the assembly or persons in connection therewith will not be hazardous or inconvenient, nor incongruous with any residential district or conflict with the normal traffic of the neighborhood.
3. The nature and intensity of the operations involved in connection with the proposed use and the site layout and development will not have a negative impact on the environment.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void. This permit is valid for a period of five (5) years from the date of approval. The applicant may re-file another application for review.

The conditions of approval are:

1. The ZEO must be contacted 24 hrs prior to start of construction.
2. An E&S Cash Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit.
3. The select fill must be extended to 5 feet on all sides of the leaching system.
4. After the fill is compacted, it must be perc tested prior to the installation of the system.
5. Prior to the start of construction, the building and system are to be stacked by a licensed surveyor.

Roll Call Vote: All were in Favor except Commissioner Hillsberg who abstained because he arrived late to the meeting**. 6-0-1. **MOTION CARRIED**

Commission returned to item 6B

Hershey Hospitality Corp: An application for a Zone Change from R20 to C2 on the properties located at 2464, 2484 and 2496 Route 32, Uncasville, Ct. As shown on Assessor's Map 109 Lots 2, 3 & 4. Chairman Pieniadz opened the Public Hearing at 7:26 p.m. and read the legal ad as it was published in the Day paper. The Town Planner entered the following exhibits into the record:

1. Legal ad as published in the New London Day on September 12 and September 19, 2014
2. Copy of the Zone Change Application date stamped as received by the Montville Town Clerk.
3. Proof of mailing notices to property owners within 500' of the requested Zone Change property.
4. Staff report: Meeting dated 9/23/14
5. Zoning map certified by the Town Clerk.

The Town Planner read the staff report. The current Zone of the property is R20 and the Proposed is C2. The total acreage of the three properties meets the lot size requirements of the C2 Zone. The Zone Change Criteria was discussed. The area is in a Job Investment Area and is in Conformance with the Comprehensive Plan. There will be a benefit to the area that will include job creation and an increase in the Tax base. The area has had many changes with the Construction of the 3,580,900 sq. ft. of gambling and mixed use space. This is the only area of town where the changes have been unprecedented and unparalleled. Discussion was held regarding the traffic impact to the area and the topography of the site. The Town Planner indicated that this has always been a bad intersection and no improvements have been required by the State for the Tribal projects. This zone change will allow the Town to have a controlled access. Chairman Pieniadz asked the public if there was anyone in favor of the project. Leslie Wells of 2464 Route 32 indicated that she felt good about the zone change and that it would be good for the Town. The Zone Change would improve the value of their property. She indicated that she does not feel that a residence is feasible anymore in the area because of all the new construction being done across the street from her property by the Tribe.

Chairman Pieniadz asked the public if there was anyone not in favor of the project. There were no public comments not in favor of the project. He asked again three times if anyone would like to speak. **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER HILLSBERG to CLOSE the Public Hearing. Voice Vote. All in Favor 7-0-0. **MOTION CARRIED**. Public hearing was closed at 7:40 p.m.

MOTION by COMMISSIONER DESJARDINS and seconded by COMMISSIONER YEITZ to move Agenda item 11B Voice Vote All in Favor 7-0-0. **MOTION CARRIED**

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(b) Hershey Hospitality Corp: An application for a Zone Change from R20 to C2 on the properties located at 2464, 2484 and 2496 Route 32, Uncasville, Ct. As shown on Assessor's Map 109 Lots 2, 3 & 4. **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER YEITZ stating that the Commission finds that the proposed zone change located at 2464,2484, and 2496 Route 32 as shown on Assessor's Map 109 Lots 2, 3 and 4 is in conformance with the Zone Change Criteria. Based on the findings and general discussion of the criteria contained in the staff report. Roll Call Vote. All in Favor 7-0-0. **MOTIONED CARRIED**

7. Old Business:

a.) Hershey Hospitality Corp: An application for site plan review on the property located at 254 Route 32, Montville, Ct. As shown on Assessor's Map 69 Lot 65. **MOTION** made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER YEITZ to Continue to the next meeting. Voice Vote- 7-0-0. **MOTION CARRIED**

8. Zoning Matters: The Commission was given a copy of the Zoning Officer's Report

9. Communications: None

10. Minutes:

a.) Acceptance of the minutes from the meeting of August 26, 2014. **MOTION** by COMMISSIONER DESJARDINS and seconded by COMMISSIONER YEITZ to Approve the minutes of the August 26, 2014 meeting. Voice Vote. All in Favor 7-0-0. **MOTION CARRIED**

11. Other business to come before the Commission: See changes above

12. Adjourn: Commission adjourned at 7:45 p.m

NOTE: NO NEW BUSINESS WILL BE DISCUSSED AFTER 10:30 P.M. AND ALL COMMISSION BUSINESS WILL CEASE AT 11:00 P.M. ANY UNFINISHED BUSINESS WILL BE CONTINUED TO THE NEXT MEETING.