

**TOWN OF MONTVILLE  
PLANNING & ZONING COMMISSION  
310 NORWICH NEW LONDON TPKE.  
UNCASVILLE, CT 06382  
PHONE (860) 848-6779 - FAX (860) 848-2354  
MEETING MINUTES of  
April 26, 2016**

1. **Call to order:** **CHAIRMAN PIENIADZ** opened the April 26, 2016 meeting at 7:00 pm.
2. **Pledge of Allegiance:** All rose to pledge the flag.
3. **Roll call and seating of Alternate:** **COMMISSIONERS PRESENT:** **COMMISSIONER** Bolles, Desjardins, Hillsberg, Pieniadz, Polhemus, Siragusa and Toner. **COMMISSIONERS ABSENT:** Ferrante and Yeitz. **STAFF PRESENT:** Colleen Bezanson, Assistant Planner; Elizabeth Burdick, Zoning Wetlands Enforcement Officer (ZWEO) and Marcia Vlaun, Town Planner.
4. **Executive Session:** None
5. **New Business:**
  - a. **CHAIRMAN PIENIADZ** requested to move the *Town of Montville, Proposed 2017-2021 Capital Improvement Plan*, Item 5a to Item 12c. **COMMISSIONER SIRAGUSA** made **MOTION**, seconded by **COMMISSIONER TONER**. **VOICE VOTE 7-0-0. MOTION CARRIED.**
6. **Public Hearing:**

Staff requested **CHAIRMAN PIENIADZ** allow agenda correction to Item 6a. **MOTION** was made to remove “*CAM application*” wording from item 6a and move to item 6b. **MOTION** was made by **COMMISSIONER HILLSBERG**, seconded by **COMMISSIONER SIRAGUSA**. **VOICE VOTE 7-0-0. MOTION CARRIED.**

  - a. **WWIS:** A Special Permit/Site Plan application for the construction of a commercial recreation building with associated parking on the property located at 1 Sachatello Industrial Drive, Oakdale, Ct., As shown on Assessor’s Map 5 Lot 27-1. **CHAIRMAN PIENIADZ** opened the **PUBLIC HEARING** at 7:02. **CHAIRMAN PIENIADZ** read into record the Public Hearing Notice as it was published in *The New London Day* on April 15<sup>th</sup> and 22<sup>nd</sup>, 2016. regarding WWIS. Staff entered the following Exhibit List to record for the Public Hearing:
    1. Copy of legal notices published in *The Day* - April 15, 2016 and April 22, 2016.
    2. Letter from Ellen Bartlett to City of New London, Public Utilities dated April 4, 2016
    3. Abutters List with Certified receipts dated April 11, 2016.
    4. Copy of Public Water System General Application for Approval or Permit, State of CT Department of Public Health Drinking Water Section dated March 29, 2015 with map from Green Design, LLC. of 317 Main Street, Norwich, CT 06360.
    5. Staff report dated April 26, 2016.
    6. Entire Project file folder.

The Town Planner gave a presentation regarding the application. **CHAIRMAN PIENIADZ** polled each **COMMISSIONER** for questions of staff. **CHAIRMAN PIENIADZ** invited comments from public in favor of the application three times. **CHAIRMAN PIENIADZ** asked three times if there was anyone who wished to speak in opposition of the application.

There were no comments from the public. A **MOTION** was made by **COMMISSIONER DESJARDINS**; seconded by **COMMISSIONER TONER** to close **PUBLIC HEARING. VOICE VOTE 7-0-0. PUBLIC HEARING** closed at 7:10 p.m.

**b. Troy Hatfield:** A Special Permit/Site Plan/CAM Application for an interior lot on the property located at 145 Kitemaug Road, Uncasville, Ct., As shown on Assessor's Map 80 Lot 29. **CHAIRMAN PIENIADZ** read Public Hearing Notice as published in *The New London Day* on April 15, 2016 and 22, 2016. Staff entered the following Exhibit List to record for the Public Hearing:

1. Copies of legal notices published in *The Day* on April 15, 2016 and April 22, 2016.
2. Staff report dated April 26, 2016.
3. Abutters list of certified mail receipts.
4. Entire project file folder.

Town Planner gave a presentation regarding the application. **CHAIRMAN PIENIADZ** polled each **COMMISSIONER** for questions of staff. **CHAIRMAN PIENIADZ** invited comments from public in favor of the application three times. **CHAIRMAN PIENIADZ** asked three times if there was anyone who wished to speak in opposition of the application. There were no comments from the public. **MOTION** was made by **COMMISSIONER TONER**; seconded by **COMMISSIONER DESJARDINS** to close **PUBLIC HEARING. VOICE VOTE 7-0-0. PUBLIC HEARING** closed at 7:20 p.m.

**CHAIRMAN PIENIADZ** requested **MOTION** to move the two (2) applications to **OTHER BUSINESS** as Items 12a – Special Permit/Site Plan for WWIS and 12b - Special Permit/Site Plan/CAM for Troy Hatfield. **COMMISSIONER DESJARDINS** made **MOTION**; was seconded by **COMMISSIONER TONER**.

## 12. Other Business:

**a. WWIS:** A Special Permit/Site Plan application for the construction of a commercial recreation building with associated parking on the property located at 1 Sachatello Industrial Drive, Oakdale, Ct., As shown on Assessor's Map 5 Lot 27-1. **COMMISSIONER TONER** made **MOTION** to approve application as read below; and was seconded by **COMMISSIONER HILLSBERG** as follows: The **COMMISSION** approve this Special Permit/Site Plan of WWIS for the construction of a recreational building as depicted on the plan titled "Lot 13, 14, 15 & 18 Reconfiguration, Wide World of Indoor Sports Go-Cart Facility, Sachatello Drive and Butlertown Road, Town of Montville, CT, dated March 2016 and revised to April 21, 2016." 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. The applicant may re-file another application review. The conditions of approval are: (1) The ZEO must be contacted 24 hours prior to start of construction. (2) An Erosions and Sediment Control Bond in the amount of \$13,825.00 must be posted prior to the issuance of a Zoning Permit. (3) The comments of the State Department of Public Health must be addressed prior to the Chairperson signing the plans. (4) Revision dates must be changed to 2016 instead of 2014. **ROLL CALL VOTE 7-0-0. MOTION CARRIED.**

**b. Troy Hatfield:** A Special Permit/Site Plan/CAM application for an interior lot on the property located at 145 Kitemaug Road, Uncasville, Ct., As shown on Assessor's Map 80 Lot 29. **COMMISSIONER HILLSBERG** made **MOTION** to approve application as read below; and was seconded by **COMMISSIONER DESJARDINS** as follows: The Commission approves this special permit/site plan of Troy Hatfield for the creation of an interior lot as depicted on the plan titled "Site Plan Showing First Cut Lot Split and Interior Lot Prepared for Troy F. Hatfield & Jessie A. Hatfield 145 Kitemaug Road Montville, Ct. dated 3/25/16 and revised to 4/2016. 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. The applicant may re-file another application review. The conditions of approval are: (1) The ZEO must be contacted 24 hours prior to start of construction. (2) The driveway plan and cross-section details must be consistent in showing crest height above the gutter line. Six inches is sufficient in this case. (3) A note be placed on the plan that the fence along the front of the property must be removed or relocated behind the Town's right of way. **ROLL CALL VOTE 7-0-0. MOTION CARRIED.**

**7. Old Business: None**

**8. Zoning Matters /ZWEO Report:**

**a.** Liz Burdick (ZWEO) presented report for March, 2016.

**9. Town Planner:** Staff appreciates the efficiency, cooperation by other departments for the WWIS application to be approved in a timely manner.

**10. Communications:**

**a.** "Land Use Academy Basic Training", workshop **COMMISSIONERS** were encouraged to attend.

**11. Minutes:**

- a. Acceptance of minutes from March 22, 2016 meeting. A **MOTION** was made by **COMMISSIONER SIRAGUSA**; seconded by **COMMISSIONER TONER** to **APPROVE** the meeting minutes of March 22, 2016. **VOICE VOTE 7-0-0. MOTION CARRIED.**

**12. Other Business:**

- c. *Town of Montville, Proposed 2017-2021 Capital Improvement Plan.* Discussion was held. **CHAIRMAN PIENIADZ** requested comments be forwarded to Staff; a consensus was taken that an unfavorable review letter be forwarded to the Town Council.

**13. Adjourn:** Meeting adjourned at 8:20 p.m.

Respectfully submitted,  
***Michelle M. Giroux***  
Recording Secretary

*AN AUDIO RECORD OF THE MEETING IS ON FILE IN THE MONTVILLE TOWN CLERK'S OFFICE*