

**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
August 23, 2016**

1. **Call to order: COMMISSIONER DESJARDINS, Commission Secretary, (sat for CHAIRMAN PIENIADZ)** opened the August 23, 2016 meeting at 7:00 pm.
2. **Pledge of Allegiance:** All rose to pledge the flag.
3. **Roll call and seating of Alternates: COMMISSIONERS PRESENT:** Bolles (sat for Ferrante) Desjardins, Duchesneau (sat for Pieniadz), Hillsberg, Siragusa, Toner (acting secretary) and Yeitz. **COMMISSIONERS ABSENT:** Ferrante, Pieniadz and Polhemus. **STAFF PRESENT:** Marcia Vlaun, Town Planner and Colleen Bezanson, Assistant Planner/GIS Specialist.
4. **Executive Session:** None
5. **New Business:** None
6. **Public Hearings:** None
7. **Zoning Matters:** None
8. **Old Business:**
 - a. **216 ZC 001 Faria Beede Instruments, Inc.,** An application for a Zone Change from Industrial to R-20-M on property located at 42 Pink Row, Uncasville, CT. As shown on Assessor's Map 74 Lot 38.

COMMISSIONER TONER made **MOTION**, seconded by **COMMISSIONER HILLSBERG** to approve the proposed zone change application from I to R-20-M on the property located at 42 Pink Row Uncasville, CT. (Map 74 Lot 38). The commission finds that the proposed zone change is in conformance with the Comprehensive Plan and Plan of Conservation and Development (POCD), based on the findings and general discussion of the criteria contained in the staff report and testimony of the applicant's legal representation. There was no testimony provided by the general public that addressed the Comprehensive Plan or the POCD. The effective date for the zone change shall be September 10, 2016.

ROLL CALL VOTE: COMMISSIONER DESJARDINS-abstain; **COMMISSIONER BOLLES**-abstain; **COMMISSIONER DUCHESNEAU**-favor; **COMMISSIONER SIRAGUSA**-favor; **COMMISSIONER TONER**-favor; **COMMISSIONER YEITZ**-favor; **COMMISSIONER HILLSBERG**-favor. **VOTE 5-0-2 MOTION** passed.

Recess was called at 7:10 pm; **COMMISSIONER POLHEMUS** present as of 7:17 pm. Meeting resumed. **COMMISSIONER YEITZ** recused himself, left council chambers for Item 8b.

- b. **Town of Montville, proposed Zoning Text Amendments:** Add the following to Section 1.3 (Definitions): Micro-Breweries, Micro-Distilleries. Add the following to Section 11.A.2 (Commercial-2 (C-2) Permitted Uses): 11.A.2.14.a Micro-Breweries; 11.A.2.14.b Micro-Distilleries. Add the following to Section 12.A.2 (Commercial-3 (C-3) Permitted Uses) 12.A.2.13.a Micro-Breweries, 12.A.2.13.b Micro-Distilleries. Add the following to Section 13.2 (Light Industrial (LI) Permitted Uses): 13.2.15.a Micro-Breweries, 13.2.15.b Micro-Distilleries. Add the following to Section 14.2 (Industrial (I) Permitted Uses) 14.2.12.a Micro-Breweries, 14.2.12.b Micro-Distilleries.

Staff entered the following documents into the record:

8. Letter from Gary Goeschel, East Lyme Planning Director dated August 9, 2016.
9. Letter from Deanna L. Rhodes, Norwich City Planner dated August 10, 2016.

MOTION made by **COMMISSIONER SIRAGUSA**; seconded by **COMMISSIONER TONER** to close **PUBLIC HEARING. ROLL CALL VOTE. COMMISSIONER DESJARDINS**-abstain; **COMMISSIONER POLHEMUS**-favor; **COMMISSIONER SIRAGUSA**-favor; **COMMISSIONER TONER**-favor; **COMMISSIONER YEITZ**-recused; **COMMISSIONER HILLSBERG**-favor; **COMMISSIONER BOLLES**-abstain; **COMMISSIONER DUCHESNEAU**-favor. **VOTE 5-1-2. MOTION PASSED.** Public Hearing closed at 7:19 pm.

COMMISSIONER HILLSBERG made **MOTION** seconded by **COMMISSIONER SIRAGUSA** to approve the following amendments to the Town of Montville Zoning Regulations with an effective date of September 10, 2016:

- Add the following to Section 1.3 (Definitions):

1. Micro-Breweries – a business which manufactures beer in accordance with CGS Chapter 545 (Liquor Control Act) - As Amended.
2. Micro-Distilleries – a business which manufactures alcoholic liquor in accordance with CGS Chapter 545 (Liquor Control Act) - As Amended.

- Add the following to Section 11.A.2 (Comercial-2 (C-2) Permitted Uses):

- 11.A.2.14.a Micro-Breweries allowing for the manufacture, storage, bottling, sale and distribution of beer with an on premise tasting room, food service and gift shop.
- 11.A.2.14.b Micro-Distilleries allowing for the manufacture, storage, bottling, sale and distribution of alcoholic liquor with an on premise tasting room, food service and gift shop.

- Add the following to Section 12.A.2 (Commercial-3 (C-3) Permitted Uses):

12.A.2.13.a Micro-Breweries allowing for the manufacture, storage, bottling, sale and distribution of beer with an on premise tasting room, food service and gift shop.

12.A.2.13.b Micro-Distilleries allowing for the manufacture, storage, bottling, sale and distribution of alcoholic liquor with an on premise tasting room, food service and gift shop.

- Add the following to Section 13.2 (Light Industrial (LI) Permitted Uses):

13.2.15.a Micro-Breweries allowing for the manufacture, storage, bottling, sale and distribution of beer with an on premise tasting room, food service and gift shop.

13.2.15.b Micro-Distilleries allowing for the manufacture, storage, bottling, sale and distribution of alcoholic liquor with an on premise tasting room, food service and gift shop.

- Add the following to Section 14.2 (Industrial (I) Permitted Uses):

14.2.12.a Micro-Breweries allowing for the manufacture, storage, bottling, sale and distribution of beer with an on premise tasting room, food service and gift shop.

14.2.12.b Micro-Distilleries allowing for the manufacture, storage, bottling, sale and distribution of alcoholic liquor with an on premise tasting room, food service and gift shop.

The Commission finds the proposed amendments are consistent with the goals of the Plan of Conservation and Development (POCD) and the Comprehensive Plan.

ROLL CALL VOTE: COMMISSIONER DESJARDINS-abstain; COMMISSIONER POLHEMUS-favor; COMMISSIONER SIRAGUSA-favor; COMMISSIONER TONER-favor; COMMISSIONER YEITZ-recused; COMMISSIONER HILLSBERG-favor; COMMISSIONER BOLLES-abstain; COMMISSIONER DUCHESNEAU-favor. VOTE 5-0-2; 1 recused. MOTION passed. COMMISSIONER YEITZ returned to the council chambers.

- c. **#216 ZC 002 - Town of Montville, Zoning Map Change:** The following property is to be changed from GOV to C-2: 2090 Route 32 (Map 103 Lot 25). **COMMISSIONER TONER made MOTION; COMMISSIONER HILLSBERG** seconded to approve the proposed zone change application from GOV to C2 on the property located at 2090 Route 32, Uncasville, Ct. (Map 103 Lot 25). The Commission finds that the proposed zone change is in conformance with the Comprehensive Plan and Plan of Conservation and Development, based on the findings and general discussion of the criteria contained in the staff report. The government has sold the property; therefore the GOV zoning designation is no longer consistent with the comprehensive plan. The effective date of the zone changes shall be September 10, 2016.

ROLL CALL VOTE: COMMISSIONER DESJARDINS-abstain; COMMISSIONER POLHEMUS-favor; COMMISSIONER SIRAGUSA-favor; COMMISSIONER TONER-favor; COMMISSIONER YEITZ-favor; COMMISSIONER HILLSBERG-favor; COMMISSIONER BOLLES-abstain; COMMISSIONER DUCHESNEAU-favor. VOTE 6-0-2 MOTION passed.

9. ZWEO Report: None

10. Town Planner: None

11. Communications: None

12. Minutes:

- a. Acceptance of minutes from August 9, 2016 Special Meeting. **MOTION** made by **COMMISSIONER HILLSBERG**; seconded by **COMMISSIONER TONER** to **APPROVE** the Special Meeting minutes of August 9, 2016. **VOICE VOTE 5-0-2 MOTION** passed.

13. Other Business: None

14. Adjourn: Meeting was adjourned at 7:30 pm.

Respectfully submitted,

Michelle M. Giroux
Recording Secretary

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