

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

**SPECIAL MEETING MINUTES of
October 18, 2016**

1. **Call to order:** **CHAIRMAN PIENIADZ** opened the October 18, 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, Desjardins, Duchesneau (sat for Polhemus), Hillsberg (arrived at 7:30) Pieniadz, Siragusa, Toner and Yeitz. **COMMISSIONERS ABSENT:** Polhemus. **STAFF PRESENT:** Marcia A. Vlaun, Town Planner.
4. **Executive Session:** None
5. **New Business:** None
6. **Public Hearing:** None
7. **Old Business:**

- a. **216 SITE 01 – 42 Pink Row (Map 74 Lot 38), Uncasville, CT** – Applicant: Dakota Partners, Inc., Owner: Faria Beede Instruments, Inc., Adaptive reuse of existing manufacturing buildings to multi-family residential dwelling units with associated site amenities.

Town Planner gave presentation regarding the application and also read the staff report into record. **CHAIRMAN PIENIADZ** asked **COMMISSIONERS** for questions of staff. **COMMISSIONERS TONER** and **SIRAGUSA** questioned parking; **COMMISSIONER TONER** questioned water availability as well as access/exiting facility; **COMMISSIONER YEITZ** questioned traffic flow. All questions were addressed.

CHAIRMAN PIENIADZ acknowledges **COMMISSIONER HILLSBERG** has joined the meeting at 7:30 pm.

Attorney Harry Heller representing applicant; gave presentation regarding application. **CHAIRMAN PIENIADZ** asked **COMMISSIONERS** for questions of the applicant's representative. **COMMISSIONER HILLSBERG** questioned sprinklers in the buildings; **COMMISSIONER DUCHESNEAU** questioned number of buildings to be refurbished. All questions were addressed.

COMMISSIONER TONER made **MOTION**, seconded by **COMMISSIONER DESJARDINS** to approve this Site Plan of Dakota Partners, Inc. titled “Oxoboxo Lofts 42 Pink Row Uncasville, CT Map 074 Lot 038 Prepared for Dakota Partners, Inc. Prepared by BSC Group dated September 1, 2016 and revised to October 11, 2016”.

The Commission has determined that the application and plan have satisfied the Requirements of Section 9B (R-20-M Zone) and Section 18 (Site Plans) of the Zoning Regulations. The Commission also determines that the application and the plan satisfy the requirements of Section 16.4 of the Zoning Regulations (Special Flood Hazard Area (SFHA) Requirements) since no residential units will have finish floor elevations located below the base flood elevation of EL 24.5 and the lowest finish floor elevation of the dwelling units are at EL 28.33.

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. Contact the Town Planner for pre-construction meeting a minimum of 14 days prior to start of construction.
2. An E&S Bond in the amount of \$29,500.00 must be posted prior to the issuance of a Zoning Permit.
3. A fire flow test will be conducted to determine design requirements for the fire protection systems as per the WPCA department’s specifications.
4. No plantings shall be placed in front of a sprinkler connection or hydrant five feet of clearance is required.
5. Prior to issuance of zoning & building permits for the substantial improvements to the buildings, including but not limited to electrical, plumbing & utility connections & the use of enclosed areas below the base flood level, the ZEO and/or Building Official shall determine compliance with all applicable requirements of Section 16.4 (Special Flood Hazard Area (SFHA) Requirements) of the Zoning Regulations.
6. Post-Construction Requirements: After construction is completed and accepted by the Owner, it shall be the responsibility of the Owner to maintain all drainage structures. In addition, the following inspection and maintenance guidelines shall be the responsibility of the Owner, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter:

1. **Drainage and other Paved Areas:** Inspect on a regular basis not to exceed weekly for litter and debris. Sweep at least twice a year, with the first occurring as soon as possible after the first snowmelt and the second not less than 90 days following the first.
2. **Catch Basin Sumps:** Inspect semi-annually and clean when the sump is one half full of silt and/or debris.
3. **Landscaped Areas:** Inspect semi-annually for erosion or dying vegetation. Repair and stabilize any bare or eroded areas and replace vegetation as soon as possible.

CHAIRMAN PIENIADZ requested a ROLL CALL VOTE: The following COMMISSIONERS voted “in-favor”: BOLLES, DESJARDINS, DUCHESNEAU, PIENIADZ, HILLSBERG, SIRAGUSA, TONER and YEITZ. VOTE 8-0-0. MOTION carried.

8. **Zoning Matters: None**
9. **Town Planner: None**
10. **Communications: None**
11. **Minutes: None**
12. **Other Business: None**
13. **Adjourn:** Meeting was adjourned at 8:04 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