

TOWN OF MONTVILLE
PLANNING AND ZONING COMMISSION
310 NORWICH NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382
PHONE (860) 848-6779 – FAX (860) 848-2354

MEETING MINUTES of
March 27, 2018

1. **Call to Order:** Chairman Pieniadz called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:** All rose to salute the flag.
3. **Roll Call:**

Present were Commissioners Pieniadz, Toner, Duchesneau, Estelle, Polhemus, Longton, Siragusa and Hillsberg. Commissioner Desjardins was absent. Also present was Town Planner Marcia Vlaun, Assistant Planner Colleen Bezanson and Zoning & Wetlands Officer Elizabeth Burdick.

4. **Executive Session:** None

5. **Public Hearing / Application:**

- a. **218SP2 Double Down, LLC – 1530 Route 85 (Map 5 Lot 29), Oakdale, CT Application for Special Permit Renewal for Earth Processing Facility.**

Chairman Pieniadz opened the public hearing at 7:03 p.m. The Planning Director entered the following into the record and read the staff report.

Staff Exhibits:

1. Copy of legal ad published in the New London Day on March 16th and March 23rd, 2018.
2. Certified Mail Receipts to Abutters.
3. Staff Report
4. Entire project folder.

Chairman Pieniadz invited comments from the public in favor and in opposition. There were no public comments.

A **Motion** was made by Commissioner Hillsberg and seconded by Commissioner Estelle to **Close** the Public Hearing. All in Favor 8-0-0. **Motion Carried.** Public Hearing closed 7:08 p.m.

- b. **Discussion and Decision: 218SP2 Double Down, LLC – 1530 Route 85 (Map 5 Lot 29), Oakdale, CT Application for Special Permit Renewal for Earth Processing Facility.**

A **Motion** was made by Commissioner Longton and seconded by Commissioner Hillsberg to renew Special Permit 217SP1 with the plan titled “Special Use Permit Application, Proposed Earth Materials Processing Facility Site Plan, Tax Assessor Parcel I.D. #005-029-000, 1530 CT Route 85 (Hartford-New London Tpke), Oakdale - Town of Montville, New London County Connecticut, LI (Light Industrial Zoning District, Drawings No. S-01 to S-17, Prepared for Owner/Applicant: Double Down, LLC, Site Engineer of Record: The Winthrop Group. Project Land Surveyor: James Bernardo Land Surveying, LLC, Dated December 2016 revised to 4/3/17” as filed on the land records Maps 2592-2608.

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 renewal’s conditions of approval are:

1. This Application #218SP2 is for a renewal of Application #217SP1, Special Permit for Proposed Earth Materials Processing Facility approved by the Planning & Zoning Commission on 04/30/2017 and all plans, supporting documentation and conditions of approval of said Special Permit #217SP1 shall remain in full force and effect and are inclusive of this approval for renewal.
2. This Application #218SP2 for a renewal of Special Permit #217SP1 is valid for five (5) years and may be renewed for a period of up to five (5) years if it can be shown that the operation has been conducted in compliance with the provisions of the Regulations.

All in Favor 8-0-0. **Motion Carried.**

6. Old Business:

- a. **218SUB1 – Butlertown Road (Map 2, Lot 2), Oakdale, CT – Applicants/Property Owners, Robert T. and Manuel J. Misarski for 2-Lot Subdivision in Light Industrial Zone.** A **Motion** was made by Commissioner Siragusa and seconded by Commissioner Toner to **Continue** until April 24, 2018. All in Favor 8-0-0. **Motion Carried.**

7. New Business:

- a. **218SP3 – Pro Properties, LLC – 99 Sharp Hill Road (Map 22 Lot 29), Uncasville, CT Application for Special Permit for Change of Use from Single-family Dwelling to a Two-family Dwelling.** A **MOTION** was made by Commissioner Longton and seconded by Commissioner Siragusa to set the **Public Hearing for April 10, 2018.** All in Favor 8-0-0 **Motion Carried.**

8. Zoning Matters: Zoning Officer Liz Burdick gave her February ZWO report. No discussion.

9. Town Planner: Marcia Vlaun gave a Power Point Presentation on Housing and Demographics and a discussion was held.

10. Communications: None

11. Other Business: None

12. Minutes:

- a. **Minutes from February 27, 2018 Regular Meeting.**

A **Motion** was made by Commissioner Longton, seconded by Commissioner Toner to **ACCEPT** the minutes of the February 27, 2018 meeting. All in Favor: 8-0-0. **Motion Carried.**

13. Adjourn:

Chairman Pieniadz adjourned the meeting at 8:13 p.m.

Respectfully submitted by:

Tiffany E Williams
Recording Secretary