

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
July 24, 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, Desjardins, Toner, Duchesneau, Estelle, Siragusa and Hillsberg. Commissioners Polhemus, Longton were absent. Also present was Town Planner Marcia Vlaun, and Zoning & Wetlands Officer Nancy Woodlock.

4. Executive Session: None

5. Public Hearing / Application:

a. 218SP4- 70 Williams Road (Map 44 Lot 14-2) Applicant/Owner GHNN Holdings, LLC- Special Permit for 2 interior lots

Chairman Pieniadz opened the public hearing at 7:02 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 July 13th and 20th, 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. Residents: Crystal Lightfoot-38 Williams Rd, Gary Lussier-51 Williams Rd, Diann Hafner-43 Williams Rd and Karen Huffer-85 Williams Rd spoke in opposition.

A **Motion** was made by Commissioner Duchesneau and seconded by Commissioner Hillsberg to **Close** the Public Hearing. All in Favor 7-0-0. **Motion Carried.** Public Hearing closed 7:25 p.m.

**b. Discussion and Decision: 218SP4- 70 Williams Road (Map 44 Lot 14-2)
Applicant/Owner GHNN Holdings, LLC- Special Permit for 2 interior lots**

A **Motion** was made by Commissioner Toner and seconded by Commissioner Hillsberg that the special permit /site plan meets the requirements of Section 8, Section 17 and Section 18 of the Zoning Regulations and approves the plan of GHNN Holdings LLC as described in the application and depicted on the plan titled “Resubdivision Plan Prepared for GHNN Holdings, LLC 70 Williams Rd Montville (Oakdale), Ct. Sheets 1- 5 Prepared by Boundaries LLC dated June 2018 and revised to 7/16/18.”

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 hrs prior to start of construction.
2. An E&S Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit.
3. Lots 2 and 6 will require an engineered subsurface sewage disposal system
4. Lots 1,3,4,5,7,and 8 require a site plan by a Licensed Surveyor or Professional Engineer

Commissioner Desjardins held a roll call vote. All in **Favor 7-0-0. Motion Carried.**

c. 218SUB2 – 70 Williams Road (Map 44 Lot 14-2) Applicant/Owner GHNN Holdings, LLC – 8 lot Resubdivision

Chairman Pieniadz opened the public hearing at 7:29 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 July 13th and 20th, 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.

d. Discussion and Decision: 218SUB2 - 70 Williams Road (Map 44 Lot 14-2), GHNN Holdings, LLC- 8 Lot Resubdivision

A **Motion** was made by Commissioner Toner and seconded by Commissioner Desjardins that the Resubdivision plan meets the requirements of Section 8 of the Zoning Regulations and the Subdivision Regulations and approves the plan of GHNN Holdings LLC as described in the application and depicted on the plan titled “Resubdivision Plan Prepared for GHNN Holdings, LLC 70 Williams Rd Montville (Oakdale), Ct. Sheets 1-5 Prepared by Boundaries LLC dated June 2018 and revised to 7/16/18.”

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 hrs. prior to start of construction.
2. An E&S Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit.
3. Lots 2 and 6 will require an engineered subsurface sewage disposal system
4. Lots 1, 3,4,5,7 and 8 require a site plan by a Licensed Surveyor or Professional Engineer
5. This approval is valid for five (5) years from the date of approval. The applicant may request extensions for a period not exceeding ten (10) years from date of approval.

Commissioner Desjardins held a roll call vote. All in **Favor 7-0-0. Motion Carried.**

6. Old Business: None

7. New Business: None

8. Zoning Matters: Zoning Officer Nancy Woodlock gave her June-July ZWO report. No discussion.

9. Town Planner: Marcia Vlaun talked about 2020 POCD and starting initial research

10. Communications: None

11. Other Business: Councilor Pike talked about items before Town Council.

12. Minutes:

a. Minutes from June 28, 2018 Regular Meeting.

A **Motion** was made by Commissioner Siragusa, seconded by Commissioner Toner to **ACCEPT** the minutes of the February 27, 2018 meeting. Six (6) in Favor, Commissioner Estelle abstained: 6-0-1. **Motion Carried.**

13. Adjourn:

Chairman Pieniadz adjourned the meeting at 7:45 p.m.

Respectfully submitted by:

Tiffany E Williams
Recording Secretary