

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

MEETING MINUTES of  
Tuesday, September 11, 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, Duchesneau, Estelle, Polhemus, Siragusa, Longton and Hillsberg. Commissioner Toner was absent. Also present was Town Planner Marcia Vlaun, Assistant Planner Colleen Bezanson, Zoning Officer Nancy Woodlock

4. Executive Session: None

5. Public Hearing / Application:

a. **Proposed Comprehensive Changes to the Town of Montville Zoning Regulations.** CHAIRMAN PIENIADZ opened the public hearing at 7:02 pm. The Town Planner read the following exhibits into the record:

1. Copy of the Proposed Changes to the Zoning Regulations
2. Copy of legal ad published in the *New London Day* on Friday Aug 31, 2018 and Friday Sept 7, 2018
3. Certified Mail Receipts/Emails to Municipalities, Regional Agencies, DEEP.
  - a. Town Clerk, Town of Bozrah
  - b. David J. L. Blatt: Supervising Environmental Analyst, DEEP OLISP
  - c. Commissioner Rob Klee, DEEP
  - d. Commissioner Raul Pino, CT Dept. of Public Health
  - e. Town Clerk, Town of Ledyard
  - f. New London Dept. of Public Utilities
  - g. Town Clerk, Town of East Lyme
  - h. City Clerk, City of Norwich
  - i. John F. Bilda, Norwich Water Dept.
  - j. Town Clerk, Town of Preston
  - k. Town Clerk, Town of Salem

- l. Executive Director, Southeastern CT Council of Governments
    - m. Town Clerk, Town of Waterford
    - n. Administrator, Montville Water Pollution Control Authority
    - o. Carol Szymanski, Environmental Analyst II, Land and Water Division DEEP
4. Proposed Zoning Regulations posted in the Town Clerks office on 7/17/2018
5. Comments
  - a. Letter from Samuel S. Alexander, Planner II, Southeastern CT Council of Governments dated July 16, 2018
  - b. Letter from Karen A. Michaels, Environmental Analyst III, Land and Water Div. Dated August 1, 2018
  - c. Letter from Carol Szymanski, Environmental Analyst II, Land and Water Div. Dated August 6, 2018

Summited for the record:

6. Power Point Presentation
7. Route 32 Overlay (OZ District) Map and Parcel List

The Town Planner discussed the proposed changes to the zoning regulations and made a PowerPoint presentation which she stated would be entered into both Public Hearings. Discussion held. CHAIRMAN PIENIADZ asked the public if there was anyone who was in favor.

1. Harry Heller- 736 Norwich New London Tpke: Entered written comments into the record and summarized his comments to the Commission.
  - a. Public Hearing Comments, Proposed Changes to the Town of Montville Zoning Regulations summited by Harry Heller.

CHAIRMAN PIENIADZ asked if anyone was in opposition three times- no one spoke in opposition. Discussion held. **Motion** by COMMISSIONER HILLSBERG to **CLOSE** the Public Hearing seconded by COMMISSIONER LONGTON. All in Favor 8-0-0. **Motion Carried.** Public Hearing closed at 8:12.

- b. **Discussion and Decision:** Proposed Comprehensive Changes to the Town of Montville Zoning Regulations. **Motion** by COMMISSIONER DESJARDINS and Seconded by COMMISSIONER DUCHESNEAU to **Continue** to the September 25, 2018 meeting. All in Favor 8-0-0. **Motion Carried**

c. **Proposed Comprehensive Changes to the Town of Montville Zoning Map**  
**Chairman Pieniadz** opened the public hearing at 8:15 pm. The Town Planner read the following exhibits into the record:

1. Copy of the Proposed Changes to the Zoning Map
2. Copy of legal ad published in the *New London Day* on Friday Aug 31, 2018 and Friday Sept 7, 2018
3. Certified Mail Receipts/Emails to Municipalities, Regional Agencies, DEEP.
  - a. Town Clerk, Town of Bozrah
  - b. David J. L. Blatt: Supervising Environmental Analyst, DEEP OLISP
  - c. Commissioner Rob Klee, DEEP
  - d. Commissioner Raul Pino, CT Dept. of Public Health
  - e. Town Clerk, Town of Ledyard
  - f. New London Dept. of Public Utilities
  - g. Town Clerk, Town of East Lyme
  - h. City Clerk, City of Norwich
  - i. John F. Bilda, Norwich Water Dept.
  - j. Town Clerk, Town of Preston
  - k. Town Clerk, Town of Salem
  - l. Executive Director, Southeastern CT Council of Governments
  - m. Town Clerk, Town of Waterford
  - n. Administrator, Montville Water Pollution Control Authority
  - o. Carol Szymanski, Environmental Analyst II, Land and Water Division DEEP
4. Proposed Map Changes Posted in the Town Clerks office: list changes on July 17, 2018 and Map Change July 24, 2018
5. Comments
  - a. Letter from Samuel S. Alexander, Planner II, Southeastern CT Council of Governments dated July 16, 2018
  - b. Letter from Karen A. Michaels, Environmental Analyst III, Land and Water Div. Dated August 1, 2018

- c. Letter from Carol Szymanski, Environmental Analyst II, Land and Water Div. Dated August 6, 2018

Submitted for the record:

6. Power Point Presentation
7. Route 32 Overlay (OZ District) Map and Parcel List
8. Entire Staff folder from the Zoning Regulation Changes

The Town Planner reentered that the previous PowerPoint Presentation that showed the areas of the proposed zone changes. CHAIRMAN PIENIADZ asked the public if there was anyone who was in favor:

1. Harry Heller- 736 Norwich New London Tpke: Entered the following into the record and stated that he represented the property owner of 90 Maple Ave and asked the Commission to consider a zone change for this property:
  - a. Compilation Plan, Prepared for, Lindo Construction, LLC. Proposed Zone change from existing R-40 to R-20, 90 Maple Ave June 26, 2018
2. John Strong – 134 Richard Brown Drive – Stated he was pleased that the zone around Richard Brown Dr area will be zone R-20.

CHAIRMAN PIENIADZ asked the public if there was anyone who was in opposition:

1. Tiiu Propfe - 32 Riverview Rd – Spoke about the Massapeag Rd area and wishes to keep it R-120

CHAIRMAN PIENIADZ asked the public two more times if there was anyone who was in opposition- there was none. Discussion held. **Motion** by COMMISSIONER HILLSBERG to **CLOSE** the Public Hearing seconded by COMMISSIONER DESJARDINS. All in Favor 8-0-0. **Motion Carried.** Public Hearing closed at 8:32.

- d. **Discussion and Decision:** Proposed Comprehensive Changes to the Town of Montville Zoning Map: **Motion** by COMMISSIONER SIRAGUSA and Seconded by COMMISSIONER ESTELLE to **Continue** to the September 25, 2018 meeting. All in Favor 8-0-0. **Motion Carried**

6. Old Business: None

7. New Business:

- a. **218SITE3 – 198 Gallivan Ln, Uncasville, CT (Map 55 Lot 52)** Owner/Applicant Martin M. Rutchik, Trustee of the Martin M. Rutchik Revocable Trust – Site Plan application for Self Storage Facility.

**A MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER LONGTON to **Continue** 218SITE2 198 Gallivan Lane to the September 25, 2018 meeting. 8-0-0 ALL in Favor **Motion Carried.**

- b. **218SITE4 – 260 Cherry Ln, Oakdale, CT (Map 53 Lot 1-A)** Owner/Applicant City of Norwich - Site Plan application for water treatment facility improvements at the NPU Stony Brook Water Treatment Plant.

**A MOTION** was made by COMMISSIONER ESTELLE and seconded by COMMISSIONER DESJARDINS to **Continue** 218SITE4 260 Cherry Lane to the September 25, 2018 meeting. 8-0-0 ALL in Favor **Motion Carried.**

8. Zoning Matters: None

9. Town Planner: None

10. Communications:None

11. Other Business :None

12. Minutes:

- a. **Acceptance of Minutes from August 28, 2018 Regular Meeting.**

**A Motion** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER HILLSBERG to accept of the meeting minutes of the August 28, 2018. ALL in FAVOR. 8-0-0 **Motion Carried**

13. Adjourn.

CHAIRMAN PIENIADZ adjourned the meeting at 8:37 p.m.

Respectfully submitted,

*Tiffany Williams, Recording Secretary*