

**Town of Montville**  
Planning and Zoning Commission  
310 Norwich New London Turnpike  
Uncasville, Ct 06382

**Meeting Minutes of**  
Tuesday November 13, 2018

1. Call to Order: Commissioner Toner 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 Desjardins, Toner, Estelle, Polhemus, Siragusa, Longton and Hillsberg. Commissioners Duchesneau and Pieniadz were absent. Also present were Assistant Planner Colleen Bezanson and Zoning Officer Nancy Woodlock.
4. Executive Session: None
5. Public / Application: None
6. Old 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.

The Assistant Planner read the staff report and explained the proposed 10 unit self-storage facility to the Commission. Attorney Heller answered questions from the commission regarding drainage. Discussion was held.

A MOTION was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER DESJARDINS that the Commission finds that the site plan meets the requirements of Section 12 and Section 17 of the Zoning Regulations and approves the site plan of Martin M. Rutchik, Trustee of the Martin M. Rutchik Revocable Trust for the construction of storage units on the property located at 198 Gallivan Ln as depicted on the plan titled “Site Development Plan Prepared for Martin Rutchik 198 Gallivan Land Montville, Ct. Prepared by CME Associates with sheets 1-8 dated July 11, 2018 and revised to November 1, 2018”

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. Post- Construction Requirements note shall be added to the plans that reads as follows:

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 first snowmelt and the second not less than 90 days following the first.
2. **Catch Basin Sumps:** Inspect semi-annually and cleaned when the sump is one half full of silt and/or debris.

4. This permit expires 5 years from the date of approval. The applicant may apply for a renewal of the permit.

**ALL in Favor 7-0-0 Motion Carried**

7. New Business:

- a. **218 SITE 5 – 10, 18, 26, 34, 42 Sachatello Industrial Dr & 335 Butlertown Rd, Oakdale, CT (Map 5 Lot(s) 27-7, 27-8, 27-9, 27-10, 27-11, 27-12)**  
Owner/Applicant Holly Lombardi Land Holdings, LLC - Renewal of Site Plan Permit for rock crushing operation.

The Assistant Planner read the staff report and explained that this was a renewal of the rock crushing operation to the Commission. Discussion was held.

A MOTION was made by COMMISSIONER HILLSBERG and Seconded by COMMISSIONER DESJARDINS that the Commission finds that the site plan meets the requirements of Section 12 and Section 17 of the Zoning Regulations and approves the renewal of the site plan of Holly Lombardi Land Holdings LLC for a rock crusher/processing operation on the properties located at 10, 18, 26, 34, & 42 Sachatello Industrial Drive & 335 Butlertown Rd as depicted on the plan titled “18 Sachatello Industrial Drive Town of Montville, CT., Holly Lombardi Land Holdings, LLC Lot 3 Combination & Reconfiguration Lombardi Business Park Existing Rock Crusher Layout with sheets 1-5 Prepared by Green Site Designs dated 9/29/18 and revised to 10/31/18”

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. This permit is issued to the applicant and may not be transferred to another owner or operator
2. The applicant must comply with all operations restrictions as specified in Section 4.11.11 of the Zoning Regulations
3. Post- Construction Requirements note shall be added to the plans that reads as follows:

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 first snowmelt and the second not less than 90 days following the first.
  2. **Catch Basin Sumps:** Inspect semi-annually and cleaned when the sump is one half full of silt and/or debris.
4. This permit expires 5 years from the date of approval. The applicant may apply for a renewal of the permit

**ALL in Favor 7-0-0 Motion Carried.**

- b. **218SUB3-105 Cottage Road, Oakdale, Ct. (Map 63 Lot 1)** Owner/Applicant Saint Thomas More Endowment and Development Fund, Inc./Steven & Elisa Pierce- 3 Lot Subdivision  
COMMISSIONER LONGTON made a motion and COMMISSIONER DESJARDINS seconded to continue until the December 11, 2018 meeting as it is going through the Inland Wetlands Commission.

**ALL in Favor 7-0-0 Motion Carried.**

8. Zoning Matters:

Zoning Enforcement Officer Nancy Woodlock read her report from September and October

9. Town Planner: None

10. Communications:

The new copies of the Zoning Regulation were handed out to the Commission.

11. Other Business:

a. Set meeting dates for 2019

Commissioner Toner brought to the attention of the Commission two options for Meeting Dates for the year 2019. Twice a month or once a month.

COMMISSIONER SIRAGUSA made a motion and COMMISSIONER ESTELLE seconded to approve the once a month schedule.

ALL in Favor 7-0-0 **Motion Carried.**

12. Minutes:

COMMISSIONER LONGTON made a motion and COMMISSIONER DESJARDINS seconded to approve the meeting minutes from the September 25, 2018.

ALL in Favor 7-0-0 **Motion Carried**

13. Adjourn:

Meeting adjourned 7:40 p.m.

Respectfully submitted,

*Tiffany Williams, Recording Secretary*