

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

Meeting Minutes of
Tuesday April 23, 2019

1. Call to Order: Commissioner Pieniadz called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance: All rose to salute the flag
3. Roll Call: Present were Commissioners Pieniadz, Desjardins, Toner, Estelle, Polhemus, Siragusa and Duchesneau. Commissioner Longton was absent. Also present was Assistant Planner Colleen Bezanson.
4. Executive Session: None
5. Public / Application: None
6. Old Business:
 - a. **(219 SITE 5) 1368 Route 85 (Map 2 Lot 2-A)** Owner / Applicant Drew Kenny. Site plan for Office and Outside Storage

The Assistant Planner read the staff report. Staff explained that the pre-existing non-conforming house was going to be turned into a business. Prior to the issuance of the zoning permit a notice must be filed on the land records discontinuing the use of the residence. Discussion was held.

A MOTION was made by COMMISSIONER TONER and seconded by COMMISSIONER DESJARDINS that the site plan meets the requirements of Section 12 and Section 17 of the Zoning Regulations and approves the plan of Drew Kenny titled "Site plan showing proposed improvements prepared for 1368 Hartford Turnpike, LLC 1368 Route 85 Montville Ct Prepared by Advanced Surveys LLC Sheet 1 of 1 dated 2/14/19 and revised to 4/19/19."

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. Prior to the Issuance of a Zoning Permit a notice must be put on the land records abandoning the use of the residence.
3. An E&S Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit.
4. All comments of the DOT must be addressed prior to the issuance of a Zoning Permit.

Roll call vote ALL in Favor 7-0-0 **Motion Carried**

- b. **(219 SITE 6) 393 Butlertown Rd (Map 5 Lot 27-4)** Owner / Applicant Advanced Improvements, LLC Site Plan for commercial building and infrastructure.

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER to continue until the May 28, 2019

Roll call vote ALL in Favor 7-0-0 **Motion carried**

7. New Business:

- a. **339 Oxoboxo Dam Rd (Map 44 Lot 5-B)** Owner David Warzecha / Applicant David Gesrak 53' x 30' Addition

The Assistant Planner read the staff report. Staff explained that the new addition was 1,500 square feet and the use was for a master bedroom suite. Discussion was held.

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER to approve the proposed 53 x 30 addition of David Warzecha as shown on the plan titled "Proposed House Addition & Proposed Relocated Septic System Property of Prepared for David Warzecha 339 Oxoboxo Dam Rd- Montville, CT. Sheet 1 of 1 dated 3/10/2019"

Roll call vote ALL in Favor 7-0-0 **Motion carried**

- b. **Crash Road (Map 50 Lot 25)** Owner / Applicant John S. Gadbois, Sr. and Michael B. Gadbois, Site plan review to permit multiple dwellings on one parcel per zoning regulation 4.10.1

The Assistant Planner read the staff report. Staff explained that the property is divided by the Town line with Salem and currently has a single family house and 2 manufactured homes on it. When a zoning permit was applied for in 1987 for the house it was applied for and granted in the Salem. Recently it has come to our attention, after the current owner requested a zoning compliance letter that the manufactured homes and house are all within Montville. Attorney Heller spoke on behalf of applicant. Discussion was held.

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER that the site plan titled "Property Survey Prepared for John S. Gadbois Sr. & Michael B Gadbois #1650A Old Colchester Rd & Crash Rd Montville & Salem, Ct Prepared by Advanced Surveys Inc. dated 4/8/19" depicts the existence of the pre-existing non-conforming structures as of April 8, 2019.

Roll call vote ALL in Favor 7-0-0 **Motion carried**

8. Zoning Matters:

- a. ZEO Nancy Woodlock's report was distributed to the Commission.

9. Town Planner: None

10. Communications: None

11. Other Business:

- a. Southeastern Connecticut Housing Alliance (SECHA) presentation on March 2018 Regional Housing Needs Assessment.

Amanda Kennedy from the Southeastern CT Council of Governments made a presentation on the housing needs for the town and the region.

12. Minutes:

- a. A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER to accept the regular meeting minutes from March 26, 2019

Roll call vote ALL in Favor 7-0-0 **Motion carried**

- b. A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER to accept the special meeting minutes from April 9, 2019

Roll call vote ALL in Favor 7-0-0 **Motion carried**

13. Adjourn: Chairman Pieniadz adjourned the meeting at 6:40 p.m.

Respectfully submitted,

Tiffany Williams, Recording Secretary