

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

Meeting Minutes of
Tuesday May 26, 2020 Virtual Meeting

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, Pike, Estelle, Siragusa, Longton, and Toner. Also present were Town Planner Marcia Vlaun and Assistant Planner Colleen Bezanson. Absent was Commissioner Duchesneau
4. Executive Session: None
5. Public Hearing / Application: None
6. Old Business:
 - a. (220 SITE 2) Owner/Applicant Yost Holdings, LLC. 2260 Route 32 (106-033-000) A Site Plan application for addition to existing building with associated parking.

The Assistant Planner read the staff report into the record.

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER DESJARDINS that the Commission finds that the site plan meets the requirements of Section 10.A and Section 17 of the Zoning Regulations and approves the application of Yost Holdings, LLC and the plan titled “Commercial Building Addition For Proposed Automobile Sales & Service Prepared for Yost Holdings LLC For the Property Located at 2260 CT RT 32- Norwich New London Tpke Town of Montville - New London County Connecticut Prepared by The Winthrop Group Pages 1-16 dated March 2020 and revised to 5-21-2020”

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 and a Zoning Permit must be filed for prior to 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. Prior to the signature of the Chairman the applicant shall submit digital data to the office as required by Section 17.3 of the Zoning Regulations

4. 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.
3. **Landscaped Areas:** Inspect semi-annually for erosion or dying vegetation. Repair and stabilize any bare or eroded areas and replace vegetation as soon as possible.

Roll call vote ALL if FAVOR 7-0-0 **Motion Carried**

- b. (220 SITE 3) Owner/Applicant Holly Lombardi Land Holdings, LLC. 18 Sachatello Industrial Dr (005-027-010) A Site Plan application for a portable asphalt facility. **WITHDRAWN**
- c. Vote on Capital Plan.

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to send a favorable review of the Capital Plan to the Finance Department to forward to the Town Council.

Roll call vote ALL if FAVOR 7-0-0 **Motion Carried**

7. New Business:

- a. (220 ZP 36) Owner/Applicant The Meadows of Montville, LLC / Stephen St. Germain 91 Leffingwell Rr (062-023-000) A Zoning Permit for new water treatment and storage building.

The Assistant Planner read the staff report into the record.

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER PIKE to approve the zoning permit of The Meadows of Montville, LLC for a new 32 x 44 water treatment building on the property located at 91 Leffingwell Rd as shown on Assessor's Map 62 Lot 23

Roll call vote ALL if FAVOR 7-0-0 **Motion Carried**

- b. (220 SITE 4) Owner Steven Logan/132 Cross Rd LLC Applicant B & W Paving & Landscaping, LLC 312-314 Butlertown Road (001-016-000, 01-017-000) A Site Plan application for storage area for construction material.

The Assistant Planner read the staff report into the record.

A MOTION was made by COMMISSIONER LONGTON 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 application of B&W Paving and Landscaping, LLC and the plan titled “Proposed Use: Construction Materials Storage Area Applicant: B&W Paving and Landscaping, LLC 312 & 314 Butlertown Rd Site Plan Pages 1-3 Prepared by Greensite Designs, LLC dated 3/17/2020 and revised to 5/20/2020.”

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 and a Zoning Permit must be filed for prior to construction.
2. A Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit for Erosion and Sediment Control and Site Plan Compliance.
3. No hazardous materials as defined in Section 22A-449(c) -101 of the CT DEEP Hazardous Waste Management Regulations shall be stored onsite.
4. Prior to the signature of the Chairman the applicant shall submit digital data to the office as required by Section 17.3 of the Zoning Regulations
5. 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.
6. The two lots are to be combined into one parcel prior to disturbance or start of work on 314 Butlertown Road

Roll call vote ALL if FAVOR 7-0-0 **Motion Carried**

8. Zoning Matters:

Town Planner Marcia Vlaun updated the Commission on permits for “Outdoor Dining” and the opening of Mohegan Sun

9. Town Planner: None

10. Communications: None

11. Other Business: None

12. Minutes:

A Motion was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER TONER to accept the meeting minutes of the April 28, 2020 meeting.

Roll call vote ALL if FAVOR 7-0-0 **Motion carried**

13. Adjourn: 6:32

Respectfully submitted,

Tiffany Williams, Recording Secretary