

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

**Meeting Minutes of**  
Tuesday September 22, 2020 Virtual Regular/Public Hearing Meeting

1. Pledge of Allegiance: All rose to salute the flag
2. Call to Order: Commissioner Pieniadz called the meeting to order at 6:00 p.m.
3. Roll Call: Present were Commissioners Pieniadz, Pike, Estelle, Siragusa, Duchesneau, Desjardins, Longton and Lundy. Also present were Town Planner Marcia Vlaun and Assistant Planner Colleen Bezanson.
4. Executive Session: None:
5. Public Hearing / Application:
  - a. (220 SUB 3) Owner / Applicant: Robert A. Tringe and Judith M. Tringe 167 Meetinghouse Lane (046-050-00B) An application for 1 lot resubdivision

Chairman Pieniadz continued the public hearing since it was opened at the August 25, 2020 meeting. At 6:08pm the Chairman asked for a brief recess because of recording issues. The meeting restarted again at 6:15pm

The Assistant Town Planner read the following exhibits into the record. Attorney Heller indicated the item #2 of the staff exhibits was the wrong plan title. The correct plan title is now reflected in the exhibit list

Staff Exhibits:

1. Copy of legal ad published on the Town Website on August 13, 2020
2. Application and Plan titled Resubdivision Plan Prepared for Robert A. Tringe & Judith M. Tringe 167 Meetinghouse Lane & Simpson Lane Boundary –Topography –Lot Layout Prepared by Advanced Surveys LLC Pages 1-2 dated 2/8/2020
3. Copy of the Uncas Health Approval letter dated 8-20-2020
4. Staff Report dated August 25, 2020
5. Complete Project Folder
6. Favorable Approval Letter from Inland Wetlands Commission dated August 31, 2020
7. Staff Report dated September 22, 2020
8. Minutes from August 25, 2020 Planning and Zoning Meeting

Attorney Heller, who spoke on behalf of the applicant, gave a brief description of the project. Chairman Pieniadz asked if there were any comments from the public in favor or opposition of this application and would like to speak. There were none.

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to close the public hearing

ALL in FAVOR 8-0-0 **Motion Carried** Public Hearing closed at 6:20pm

- b. Discussion and Decision: (220 SUB 3) – Owner / Applicant: Robert A. Tringe and Judith M. Tringe 167 Meetinghouse Lane (046-050-00B) an application for 1 lot resubdivision

A MOTION was made by COMMISSIONER ESTELLE and seconded by COMMISSIONER DESJARDINS that the Commission finds that the subdivision plan meets the requirements of Section 7 of the Zoning Regulations and the Subdivision Regulations and approves the re-subdivision plan of Robert A. and Judith M. Tringe as shown on the plans titled “Resubdivision Plan Prepared for Robert A. Tringe & Judith M. Tringe 167 Meetinghouse Lane & Simpson Lane Boundary –Topography –Lot Layout Prepared by Advanced Surveys LLC Pages 1-2 dated 2/8/2020”

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.
2. An E&S Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit.
3. Proposed lot 50B-02 will require a septic system design from a licensed surveyor or professional engineer and may require additional test holes at the time the system is designed.
4. Prior to the signature of the Chairman the applicant shall submit one sealed copy of the plans and digital data to the office as required by Section 3.9 of the Subdivision Regulations.
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.

Roll Call Vote ALL in FAVOR 8-0-0 **Motion Carried**

- c. (220 SITE 1) Owner: Asif Choudhry Applicant: Deer Run Stables, LLC, 1499 & 1505 Route 85 (Map 5 Lots 23-A & 24-A) Special Permit/Site Plan review for a gasoline/convenience store facility

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DUCHESNEAU to continue the public hearing to the October 27, 2020 meeting because there are outstanding comments

**ALL in FAVOR 8-0-0 Motion Carried**

- d. Discussion and Decision: Owner: Asif Choudhry Applicant: Deer Run Stables, LLC, 1499 & 1505 Route 85 (Map 5 Lots 23-A & 24-A) Special Permit/Site Plan review for a gasoline/convenience store facility **See Motion Above**

6. Old Business:

- a. 11 R Chris Drive (062-001-00L) Owner: Valerie Longo, A zoning permit for a garage that is over 1,000 square feet.

The Assistant Planner read the staff report and stated the garage meets the setbacks for the zone

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS that the Commission finds that the proposed 40' x 40' Garage proposed on the property of 11R Chris Drive, Assessor's Map 62 Lot 1-L, meets the requirements of Section 8 of the Zoning Regulations and approves the plan of Valerie Longo

**ALL in FAVOR 8-0-0 Motion Carried**

- b. 220 SITE 8 (005-008-000) Owner: The Past, LLC Applicant: Roger L. Phillips, 902 Grassy Hill Rd A Site application for construction of a 3,700 sq foot workforce housing unit

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to continue to the October 27, 2020 meeting because there are still outstanding comments

**ALL in FAVOR 8-0-0 Motion Carried**

7. New Business: None

8. Zoning Matters:

- a. 8 Laurel Point Dr (105-003-000) Owner: Jason Bronson – Violation

Town Planner Marcia Vlaun discussed the violation and described the conditions of property. She made a recommendation to the commission that a Cease and Desist order be placed on the property. She also indicated that no business should be operating onsite. Discussion was held.

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER LUNDY that the Commission issue a cease and desist to Jason Bronson with reclamation date of November 30, 2020

**ALL in FAVOR 8-0-0 Motion Carried**

- b. 435 Chapel Hill Rd (092-030-000) Owner: Ronald Arner – Home Occupation Firearm sales

Town Planner Marcia Vlaun reported on Home Occupations and gun sales. Commissioner Longton spoke about the permitting process and will share his knowledge to help the Commission develop conditions for the permit. Discussion was held. Chairman Pieniadz asked to continue to next meeting to allow staff to prepare a motion

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to continue until the October 27, 2020 meeting so Commission and Staff can research and prepare a motion

**ALL in FAVOR 8-0-0 Motion Carried**

9. Town Planner:

The Town Planner reported that the department has posted the Zoning Enforcement Officer position and should hire one within the next couple of weeks. She also talked about reviewing applications and how the process has been taking longer because of the wait time for state approvals.

10. Communications: None

11. Other Business: None

12. Minutes:

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DUCHESNEAU to accept the meeting minutes of the August 25, 2020 meeting.

**ALL in FAVOR 8-0-0 Motion Carried**

13. Adjourn: 6:58

Respectfully submitted,

*Tiffany Williams, Recording Secretary*