

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

Special Meeting Minutes of
Tuesday, April 13, 2021 Hybrid Special 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, Pike, Siragusa, Desjardins, Longton, Estelle, Lundy and Kobyluck. Also present were Town Planner Marcia Vlaun, and Assistant Planner Colleen Bezanson. Absent was Commissioner Duchesneau.
4. Old Business:
 - a. 221 SITE 1 – Owner/Applicant: Lindo Construction, LLC, 90 Maple Avenue (017-015-000) An application for 87 Apartment Units

The Town Planner read the staff report and stated that the property was rezoned in 2018 from R40 to R20. She explained that the project would be phased and consist of a total of 87 two bedroom apartment units, of which, seven would be handicap accessible. The units would contain a mix of apartments with garages and without. Discussion was held. Atty. Harry Heller spoke on behalf of the applicant.

A MOTION was made by COMMISSIONER LUNDY and seconded by COMMISSIONER DESJARDINS that the Commission finds that the site plan meets the requirements of Section 9 and Section 17 of the Zoning Regulations and approves the application of Lindo Construction, LLC and the plan titled “Site Development Plan Maple View Apartments 90 Maple Avenue Prepared for Lindo Construction, LLC Prepared by Wentworth Civil Engineers, LLC Sheets 1-13 dated April 6, 2020 and revised to 4-6-2021”

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 Erosion Control Bond in the amount of \$29,500 must be posted prior to the issuance of a Zoning Permit for Erosion and Sediment Control for Phase I and \$14,000 prior to the start of Phase II.
3. Prior to signature on the plans the walkway from Building 14 must be extended northerly to the handicap ramp on the plans.
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 and a signed and sealed copy of the plans
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. 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.

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

5. Adjourned 6:25 p.m.

Respectfully submitted,

Meredith Badalucca

Recording Secretary