

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

Meeting Minutes of
Tuesday, June 22, 2021 Hybrid 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, Longton, Desjardins, Estelle, Lundy and Kobyluck. Also present were Zoning Enforcement Officer Tiffany Williams and Assistant Planner Colleen Bezanson. Absent were Commissioners Pike, Siragusa and Duchesneau.
4. Executive Session: None
5. Public Hearing/Application: None
6. Old Business: None
7. New Business:
 - a. 221 ZC 1 – Applicant: Richard P. Heller: Proposed Zoning Regulation Text Amendment to Section 14A.3(d) to add the following text “except as otherwise approved by the Commission pursuant to Section 18.2.2 of these Regulations”

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER DESJARDINS to set a Public Hearing date of July 27, 2021.

ALL in FAVOR 6-0-0 Motion Carried

- b. 221 ZC 2 – Town of Montville: Proposed Zoning Regulation Text Amendments- Section 1.3- Revise- Farm Animals and Junkyard, Add Pet; Section 4.2.2- Revise; Section 4.10.4- Add Section 4.10.4.3: Conex type storage boxes; Section 4.11.8: Delete Hens and Add “Chickens (Hens)”; Section 4.11.8.1: Delete “hens” and Add “chicken (hens)”; Section 4.11.8.2 Delete hens and poultry and Add “chicken (hens)”; Section 8.6.1, 8.6.2, 8.6.3 R40 Minimum Setbacks: Add Multifamily setbacks; Section 9B.3(b): Delete

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER LONGTON to set a Public Hearing date of July 27, 2021.

ALL in FAVOR 6-0-0 Motion Carried

- c. 83 Pink Row (074-040-00A) Uncasville, CT – Applicant/Owner: Town of Montville WPCA: A Coastal Site Plan Review Application for WWTF Headworks Improvement Project. The Assistant Planner read the staff report into the record. Discussion was held.

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER DESJARDINS that the Commission approves the coastal site plan and finds that the proposed activity is consistent with all applicable goals and policies in CGS section 22a-92. The Commission finds the project consistent for the following reasons:

1. This project area is designated as shorelands on the coastal resources map. There is a small portion of the property that is within Tidal Wetlands that is along Horton Cove, but it is not within the project area. Shorelands are those land areas within the coastal boundary exclusive of coastal hazard areas, which are not subject to dynamic coastal processes and which are comprised of typical upland features such as bedrock hills, till hills, and drumlins. In general shorelands are not located within coastal flood or erosion hazard areas and contain no tidal wetlands, beaches dunes or other sensitive resources.
2. The project is located in a developed GOV Zone.
3. The applicant has used best management practices based on the 2004 Connecticut stormwater quality manual.
4. The applicant has used best management practices based on the 2002 Connecticut E&S guidelines.
5. The project is consistent with the Coastal Policy to regulate shoreland use and development in a manner which minimizes adverse impacts upon adjacent coastal systems and resources.

ALL in FAVOR 6-0-0 Motion Carried

- d. Daniel W. Hallisey 977 Old Colchester Rd (037-007-00C): Zoning Permit for a 26' x 52' (1,352 sq ft) garage. The Assistant Planner explained that the garage was within the setbacks of the R120 Zone. Discussion was held.

A MOTION was made by COMMISSIONER LUNDY and seconded by COMMISSIONER LONGTON that the Commission finds that the proposed 26' x 52' garage to be built on the property located at 977 Old Colchester Rd, Assessor's Map 37 Lot 7C, meets the requirements of Section 6 of the Zoning Regulations and approves the plan of Daniel Hallisey.

ALL in FAVOR 6-0-0 Motion Carried

- e. Robert Sachs Trustee: A request for a ninety day extension of time to file the subdivision Mylars in the Town Clerk's office relative to the Chapel Hill Road 32 lot Subdivision on the properties located at 280 (035-001-016), 284 (035-001-015), 288 (035-001-014), 292 (035-001-013), 296 (035-001-012), 300 (035-001-011), 304 (035/001-010), 308 (035-001-009) and 316 Chapel Hill Rd (035-001-000). Discussion was held.

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER DESJARDINS that the Commission grants extension for an additional 90 days to file Subdivision Mylars in Town Clerks Office. The new date will be October 7, 2021.

ALL in FAVOR 6-0-0 Motion Carried

8. Zoning Matters:
 - a. The Zoning Officer provided the April & May Zoning Officer Report to the Commission.
 - b. The Zoning Officer reported on an expired temporary Zoning Permit at 8 Laurel Point Drive. Mr. Bronson was to remove two storage units within a six month period. One unit remains and Mr. Bronson spoke on his behalf. He requested another extension

due to issues with equipment while trying to move the unit. Discussion was held and the Commission agreed to an extension to July 27, 2021. They advised the matter will be turned over to the Town Attorney for legal action, as well as, a notice of violation will be placed on the land records of the property, if the unit is not removed by July 27, 2021.

9. Town Planner: None.
10. Other Business: None.
11. Minutes:
 - a. Approval of April 27, 2021 Meeting Minutes

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER DESJARDIN to accept the meeting minutes of the April 27, 2021 meeting.

ALL in FAVOR 6-0-0 Motion Carried

12. Adjourned 6:25 p.m.

Respectfully submitted,

Meredith Badaluca, Recording Secretary