

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

Meeting Minutes of
Tuesday, July 27, 2021 Hybrid Regular Meeting

1. Call to Order: Chairman 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, Lundy, Estelle and Dushesneau. Also present were Assistant Planner Colleen Bezanson and Zoning Enforcement Officer Tiffany Williams. Absent was Commissioner Kobyluck.
4. Executive Session: None
5. Public Hearing/Application:
 - 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”

Chairman Pieniadz opened the Public Hearing at 6:02 p.m.

The Assistant Town Planner entered the following exhibits into the record.

Staff Exhibits:

1. Copy of Application to Amend Zoning Regulations with Proposed Amendment
2. Proposed Amendment to Zoning Regulations posted in the Town Clerks office on 7/6/2021
3. Copy of legal ad published on the Town Website on July 16, 2021
4. Copy of legal ad published in The Day on July 16, 2021 & July 23, 2021
5. Certified Mail Receipts and Letters to Municipalities mailed on 6/23/2021
 - a. City Clerk, City of Norwich
 - b. Town Clerk, Town of Waterford
 - c. Uncas Health District
 - d. Norwich Public Utilities
 - e. Montville Water Pollution Control Authority
 - f. Norwich Water Department
 - g. Town Clerk, Town of Preston
6. Certified Mail Receipts and Letters to Municipalities mailed on 6/24/2021
 - a. Town Clerk, Town of Salem
 - b. Town Clerk, Town of Bozrah
 - c. Town Clerk, Town of Ledyard
 - d. New London Public Utilities
 - e. Town Clerk, Town of East Lyme
 - f. Dept. of Public Health
7. Emails to:
 - a. OLIS dated June 21, 2021
 - b. SCCOG dated June 23, 2021

8. Comments Letters:
 - a. Letter from Samuel Alexander of Southeastern Council of Governments dated July 19, 2021
 - b. Letter from Eimy Quispe of Connecticut Department of Energy & Environmental Protection dated July 26, 2021
9. Staff Report dated July 27, 2021
10. The entire project folder.

The Assistant Town Planner read the staff report (exhibit 9) into the record. She explained the proposed text amendment. She explained how the parking plans were already allowed for site plans and special permits. Chairman Pieniadz asked three times if there was anyone from the public who would like to speak in favor of or opposition to this application. There were none. Attorney Harry Heller spoke on behalf of the applicant. Discussion was held.

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER ESTELLE to close the public hearing.

ALL in FAVOR 8-0-0 **Motion Carried** - Public Hearing closed at 6:08 p.m.

- b. Discussion and Decision: 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”

Discussion was held.

A MOTION was made by COMMISSIONER LUNDY and seconded by COMMISSIONER DESJARDINS that The Commission amend the Town of Montville Zoning Regulations to add the following wording to Section 14A.3 (d) “except as otherwise approved by the Commission pursuant to Section 18.2.2 of these Regulations.” The Commission has considered the Plan of Conservation and Development and the Comprehensive Plan of Zoning. The effective date of the Zoning Regulation text amendments will be August 16, 2021.

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

- c. 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

Chairman Pieniadz opened the Public Hearing at 6:12 p.m.

The Assistant Town Planner entered the following exhibits into the record.

Staff Exhibits:

1. Copy of the Proposed Amendment to Zoning Regulations
2. Proposed Amendment to Zoning Regulations posted in the Town Clerks office on 7/6/2021
3. Copy of legal ad published on the Town Website on July 16, 2021

4. Copy of legal ad published in The Day on July 16, 2021 & July 23, 2021
5. Certified Mail Receipts and Letters to Municipalities mailed on 6/23/2021
 - a. Town Clerk, Town of East Lyme
 - b. New London Public Utilities
 - c. Dept. of Public Health
 - d. Town Clerk, Town of Bozrah
 - e. Town Clerk, Town of Ledyard
 - f. Town Clerk, Town of Salem
 - g. City Clerk, City of Norwich
 - h. Town Clerk, Town of Waterford
 - i. Uncas Health District
 - j. Norwich Public Utilities
 - k. Montville Water Pollution Control Authority
 - l. Norwich Water Department
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6. Emails to:
 - a. OLIS dated June 21, 2021
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7. Comments Letters:
 - a. Letter from Samuel Alexander of Southeastern Council of Governments dated July 19, 2021
 - b. Letter from Eimy Quispe of Connecticut Department of Energy & Environmental Protection dated July 26, 2021
8. Staff Report dated July 27, 2021
9. The entire project folder.

The Assistant Town Planner read the staff report (exhibit 8) into the record. She explained the proposed text amendments. Discussion was held. Chairman Pieniadz added State of Connecticut Regulation of the Department of Motor Vehicles, Motor Vehicle [Junkyards] Recyclers, Regulation 14-67q-1 through 14-67q18 as Exhibit 10 and also stated that Section 9B.11 should also be deleted because it is referenced in 9B.3(d). Chairman Pieniadz asked three times if there was anyone from the public who would like to speak in favor of or opposition to this application. There were none in favor. Richard Gladue of 44 Cook Drive spoke in opposition. Discussion was held.

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 7:07 p.m.

d. Discussion and Decision: 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

Discussion was held. Commissioners requested clarification on some the changes.

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER DESJARDIN to continue to August 24, 2021 meeting.
Seven (7) in FAVOR, One (1) in OPPOSITION (Commissioner Siragusa), 7-1-0 **Motion Carried**

6. Old Business: None
7. New Business: None
8. Zoning Matters:
 - a. The Zoning Officer read her June Zoning Officer Report to the Commission. Jason Bronson informed the commission that the conex box has been removed from 8 Laurel Point Drive.
9. Town Planner: None
10. Other Business: None
11. Minutes:
 - a. A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER LONGTON to accept the meeting minutes of the June 22, 2021 meeting.

Five (5) in FAVOR Three (3) Abstention (Commissioners Pike, Siragusa, Duchesneau) 5-0-3
Motion Carried

12. Adjourned 7:18 p.m.

Respectfully submitted,
Meredith Badalucca, Recording Secretary