

TOWN OF MONTVILLE  
Zoning Board of Appeals  
310 Norwich-New London Turnpike, Uncasville, CT 06382  
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**Regular Meeting Minutes  
October 6, 2021, 7:00 p.m.  
Town Council Chambers – Town Hall**

**All persons in attendance must wear a face mask if not fully vaccinated and remain six feet from others.**

**Comments will only be accepted at times designated for public comment by the Chair of the meeting. The Zoning Board of Appeals Rules of Procedure, decorum, timeliness and suitability shall be followed and enforced.**

**1. Call to Order:**

Board Chair MacNeil called the meeting to order at 7:00 p.m.

**2. Roll Call:**

Board Members present were Douglas Adams, Joseph Berardy, Robert Yuchniuk, and Chair John MacNeil. Absent Board Members were Richard Gladue and Alternate Carl Freeman. A quorum was present.

Note: Board Chair MacNeil noted a conflict with the appointment of Florence Turner who was withdrawn as an alternate member as she is a Town employee.

**3. Minutes:** Approve the Minutes of the March 3, 2021, Meeting.

Motion by Board Chair MacNeil; seconded by Board Member Adams to approve the March 3, 2021, Meeting Minutes, as written. Discussion: Board Member Yuchniuk asked what happened with the decision regarding the application referenced in the minutes. Board Chair MacNeil responded a mutual decision was made between the Town and the Applicants without legal intervention allowing the Applicants to keep the shed and trailer. Voice vote: 4-0, all in favor. Motion carried.

**4. Executive Session: -- None**

**5. New Business:**

- a. **221 ZBA 2** – Applicants, Richard and Denise Gladue, Roger and Cheryl Gregoire, Christian and Hope Case for Appeal of the August 30, 2021, decision letter of the Zoning Enforcement Officer regarding the properties located at 1856 and 1874 Route 32 (Assessor's Map 99 Lots 2 & 16). (*Receive and Set for PH 11/3/21*).

Board Chair MacNeil stated the Board was present to schedule a Public Hearing for Application 221 ZBA-2, Applicants, Richard and Denise Gladue, Roger and Cheryl Gregoire, Christian and Hope Case for Appeal of the August 30, 2021, decision letter of the Zoning Enforcement Officer regarding the properties located at 1856 and 1874 Route 32 (Assessor's Map 99 Lots 2 & 16).

Motion by Board Chair MacNeil; seconded by Board Member Adams to schedule a Public Hearing for the next scheduled Board meeting, Wednesday November 3, 2021. Discussion: Board Member Yuchniuk was opposed to setting the public hearing if no one would be present on the proposed date. Voice vote: 3-1-0, Board Member Yuchniuk opposed. Motion carried.

Board Member Yuchniuk asked why a public hearing was being scheduled if no one would be present on the date. Board Chair MacNeil said the public hearing could be continued and noted three people (3) are on the slate for the upcoming election and two (2) could be elected and would be sworn in prior to the meeting in the Town Clerk's Office. He also commented he spoke with Board Alternate Freeman who was reluctant to attend the meeting due to Covid concerns and his attendance by phone for Inlands Wetlands meetings.

**6. Public Hearings/Application:** *None*

**7. Old Business:** *None*

**8. Other Business:** *None*

Board Member Yuchniuk said it was a pleasure serving on the Board, he learned a lot, and said Board Chair MacNeil did a good job as chair. He also advised he was not running again for the Board in the upcoming election. Board Chair MacNeil stated Board Member Yuchniuk was an asset and appreciated his being a part of the Board and also complimented his preparation for meetings.

**9. Adjournment:**

Motion by Board Chair MacNeil; seconded by Board Member Adams to adjourn the meeting at 7:08 p.m. Discussion: None. Voice vote: 4-0, all in favor. Meeting adjourned.

**AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN WEBSITE.**