

Town of Montville
Planning and Zoning Commission
310 Norwich New London Turnpike Uncasville, CT 06382
Meeting Minutes of Tuesday, February 22, 2022
Regular Meeting

1. **Call to Order:** Chairperson Lundy called the meeting to order at 6:00 pm
2. **Pledge of Allegiance.**
3. **Roll Call:** Present were Commissioners Lundy, Pike, Siragusa, Desjardins, Longton, Poole and Kobyluck. Also present was Planning Director, Liz Burdick. Absent were Commissioners Estelle and Duchesneau
4. **Public Hearings/Applications:** None
5. **Old Business:**
 - a. 221 SITE 6 – 410 - 412 Maple Avenue (Rockland Overlook Industrial Condo), Applicant/Owner: Advanced Associates, LLC – Agent: Attorney Harry Heller for proposed 4000SF Industrial Garage for tree service trucks & equipment. *(Date of Receipt 1/25/22, DRD 3/30/22 – Tabled from 1/25/22 Meeting to 3/22/22 Meeting).*
 - b. 22 SITE 1- 82 Jerome Rd, 15 Jerome Ave, 232 Norwich-New London Turnpike (069-042, 051, 061) Applicant/Owner: Village Apartments, LLC and Owner, Connecticut Multifamily Equities II, LLC - Agent: Attorney Harry Heller for three (3) proposed Multi-Family Buildings for 160 Dwelling Units and associated site improvements. *(Date of Receipt 1/25/22, DRD 3/30/22 – Tabled from 1/25/22 Meeting).*

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to Remove from the Table.

ALL in FAVOR 7-0-0 Motion Carried

The Planning Director read her staff report. Attorney Andrew McCoy of Heller, Heller & McCoy spoke on behalf of the applicant and stated that the applicant has requested that the application be tabled to the next meeting.

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER POOLE to Table until 3/22/22 Meeting.

ALL in FAVOR 7-0-0 Motion Carried
 - c. 22 HOME 7 – 531 Route 163 (031-007-00A) Applicant/Owner: Dillon Troxell/DLT Supply LLC for Home Occupation Firearms sales. *(Date of Receipt 1/25/22 – DRD 3/30/22 – Tabled from 1/25/22 Meeting).*

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to Remove from the Table.

ALL in FAVOR 7-0-0 Motion Carried

The Planning Director read her staff report and gave an update on comments from Lt. Radford. The applicant spoke on his behalf and explained how the home occupation would conduct business.

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER LONGTON to make a Motion to approve the application of Dillon Troxell, DLT Supply, LLC for a home occupation for Firearms Sales & Manufacturing at 531 Route 163 (031-007-00A), Montville, CT with the following terms and conditions:

- In accordance with Federal Law 18 U.S. Code § 921(a) (3) The term “firearm” means (A) any weapon (including a starter gun) which will or is designed to or may readily be converted to expel a projectile by the action of an explosive; (B) the frame or receiver of any such weapon; (C) any firearm muffler or firearm silencer; or (D) any destructive device. Such term does not include an antique firearm.
- The applicant shall not be a dealer in firearms as defined in Federal Law 18 U.S. Code § 921 (a)(11)(A), a person who devotes time attention, and labor to dealing in firearms as a regular course of trade or business with the principal objective of livelihood and profit through the repetitive purchase and resale of firearms.
- The Applicant shall comply with all Federal, State and local laws regarding the sale and secure storage of firearms
- There shall be no direct sales from the home. All sales shall be done off-site at a legal location, through a mail order catalogue or online.
- The applicant shall convey the firearm directly from the home in accordance with applicable Federal and State firearms regulations, only after the actual sale has been completed.
- This Home Occupation Permit is not transferable to any other location or address.
- It is the Applicants responsibility to secure all necessary Federal, /State or Local permits or registrations pertaining to RSA FFL
- Any violation of the terms and conditions of this permit shall result in the immediate termination of this permit. This initial Home Occupation Permit is valid for one (1) year of the date of issuance. The Applicant may request a permit renewal.
- Future exterior signage requires an approved zoning permit and shall be limited to the name of the business (DLT Supply, LLC) and shall not advertise the sale of firearms or related items.

ROLL CALL VOTE ALL in FAVOR 7-0-0 **Motion Carried**

6. **New Business:**

- a. 22 SITE 2 - 245 Route 32 (070-010-000) - Applicant/Owner: Western Group, LLC for proposed 22-Unit Multi-Family Dwellings and associated site improvements. *(Submitted 1/25/22, Date of Receipt 2/22/22, DRD 4/28/22).*
A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to Table until 3/22/22 Meeting.
ALL in FAVOR 7-0-0 Motion Carried

- b. 22 SITE 3 – 612 Route 82 (058-009-00A) Applicant: Oakdale Food Stop- Owner: Leemilts Petroleum, Inc. for proposed Gas Station/Convenience Store Renovation & Addition and associated site improvements. *(Submitted 2/8/22, Date of Receipt 2/22/22, DRD 4/28/22)* The Planning Director stated staff comments were pending and the applicant requested the application to be tabled until the next meeting.
A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER PIKE to Table until 3/22/22 Meeting.
ALL in FAVOR 7-0-0 Motion Carried

- c. C.G.S. §8-24 Review for the sale and conveyance of Town property located at 8, 14 & 22 Bridge Street (082-078/079 & 081-000). The Planning Director read her staff report. Thomas McNally, Town Council Chairman spoke on the history of the property. Discussion was held.

Commissioner Pike read the suggested Motion for a Favorable Report in the memo of the Planning Director, dated 2/22/22. There was no amendment to the original Motion.

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to forward a FAVORABLE REVIEW.

ROLL CALL VOTE ALL in FAVOR 7-0-0 **Motion Carried**

7. **Zoning Matters.**

- a. February Zoning Officer Report – Report was provided.

8. **Town Planner Report.**

- a. Continued Discussion of Public Act 21 and Legislation Impacting Development & Land Use Procedures. Brief discussion was held on Commissioner Training. Land Use Training Guidelines were distributed for discussion at the next meeting.

9. **Other Business:** None

10. **Correspondence:**

- a. Town of Preston – Amendment to Zoning Regulations Amending Section 26 Temporary and Limited Moratorium on Cannabis Establishments; Extending Moratorium for Six Months to September 20, 2022. Brief discussion held.

11. **Minutes:**

- a. Approval of the January 25, 2022 Public Hearing/Regular Meeting Minutes. Discussion was held, but no Motion was made by the Commission to approve or modify (therefore, approval of the January 25, 2022 Minutes will need to be taken up at the next Regular Meeting of the PZC.

12. **Executive Session:** None

13. **Adjourned** at 6:45 p.m.