

Town of Montville Planning and Zoning Commission
Regular Meeting Minutes March 22, 2022

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, Estelle and Poole. Also present was Planning Director, Liz Burdick. Absent were Commissioners Longton, Kobyluck 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 2/22/22 Meeting). The Planning Director gave a brief update and stated the applicant has granted an extension and requested the application be tabled to the 4/26/22 Meeting. A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER PIKE to accept the granting of an extension of time and table the application to the 4/26/22 meeting. ALL in FAVOR 6-0-0, **Motion Carried.**
 - b. **22 SITE 1- 82 Jerome Rd, 15 Jerome Ave, 232 Norwich-New London Turnpike,** Applicant/Owner: Village Apartments, LLC and Connecticut Multifamily Equities II, LLC - Agent: Attorney Harry Heller for three (3) proposed new Multi-Family Buildings for 160 Dwelling Units and associated site improvements. (*Date of Receipt 2/22/22, DRD 3/30/22 – Tabled from 2/22/22 Meeting*). The Planning Director gave a brief update and stated the applicant has granted an extension and requested the application be tabled to the 4/26/22 Meeting. A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER PIKE to accept the granting of an extension of time and table the application to the 4/26/22 meeting. Discussion followed. Commissioner Siragusa stated the Motion should state the Commission is postponing the application. Commissioner Desjardins amended his Motion and Commissioner Pike seconded. ALL in FAVOR 6-0-0, **Motion Carried.**
 - c. **22 SITE 2 - 245 Route 32** 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*). The Planning Director read her staff report. Doug Reich of Fuller Engineering & Land Surveying spoke on behalf of the applicant. Discussion was held. A **MOTION** was made by COMMISSIONER PIKE and seconded by COMMISSIONER DESJARDINS to APPROVE Application PZ #22SITE2 for a 22-unit multi-family development and associated site improvements in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled “Zoning Improvement Location & Topography Plan, 245 Norwich-New London Turnpike (Rt. 32), Montville, CT, Prepared for Western Group, LLC, Prepared by Fuller Engineering and Land Surveying, dated 7 January 2022, Rev. 03/08/22.” Roll Call Vote Four in FAVOR, 2 AGAINST (Commissioners Siragusa and Poole) 4-2-0 **Motion Carried**
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. All outstanding comments of Planning Director Burdick in this staff report dated 3/22/22, Town Engineer Cummings in his report dated 3/14/22, Fire Marshal Barnes in his report dated 1/28/22, WPCA Superintendent Albertson in his report dated 3/15/22 (Rec. 3/21/22) and Uncas Health District Chief Sanitarian Kirby in his report dated 1/31/22 (copies attached) shall be addressed prior to issuance of a zoning permit to start work.
2. Final revised plan sets, along with a digital copy of the final plan, shall be submitted to the Planning Dept. & shall be signed and sealed by P.E. & L.S
3. An approved Zoning Permit is required prior to the start of any work.
4. Prior to the issuance of a zoning permit to start work, a Soil Erosion & Sediment Control Bond in the amount of \$27, 258.00 must be posted in a form acceptable to the Finance Director.
5. All requirements of the State DOT shall be addressed and an approved State of Connecticut DOT Encroachment Permit is required prior to the issuance of a zoning permit to start work.
6. A separate application shall be submitted for future proposed complex sign on the face of the decorative wall requires review & approval of its size by the Zoning Official (zoning permit
7. The ZEO must be contacted and a pre-construction meeting shall be held at least 24-hours prior to start of any work. Soil Erosion and Sediment Controls shall be installed and inspected by the ZEO prior to the start of any work.
8. After work has commenced, any substantive changes to the approved site plan require review and approval by the Planning Director and/or the Planning & Zoning Commission.
9. Post-Construction Requirements as follows:

After construction is completed, it shall be the responsibility of the Owner to maintain all drainage structures as shown on Plan Details and in the Engineering Report dated 1/25/22, revised 30/08/22. In addition, the following inspection and maintenance shall be the responsibility of the Owner, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter:

 - a. Inspect every six (6) months during the first year of operation and adjust the Inspection Interval based on previous observations of sediment accumulation and high water elevations.
 - b. Conduct jetting and vactoring annually or when inspection shows that maintenance is necessary.
 - c. 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.
 - d. Catch Basin Sumps: Inspect semi-annually and cleaned when the sump is one half full of silt and/or debris.
 - e. Landscaped Areas: Inspect semi-annually for erosion or dying vegetation. Repair and stabilize any bare or eroded areas and replace vegetation as soon as possible.
10. Prior to the issuance of a Certificate of Zoning Compliance or Certificate of Occupancy, the Home Owner Association documents shall be submitted for approval by Town Planner and/or Town Attorney.

- d. **22 SITE 3 – 612 Route 82** - 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 gave a brief update and stated the applicant has requested the application be tabled to the 4/26/22 Meeting. A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to table the application to the 4/26/22 meeting. ALL in FAVOR 6-0-0, **Motion Carried.**

6. **New Business:**
 - a. Discussion of FY 22/23 DRAFT Capital Improvement Plan. Brief Discussion held. Will continue to discuss at next meeting.
 - b. **C.G.S. §8-24 Review - 911 Route 32 (Public Safety Complex Site)** for Eagle Scout project for construction of a walking trail. Liz Burdick, Planning Director read her staff report and Tyler Lawton, Eagle Scout gave a presentation on the trail project. Discussion was held. A MOTION was made by COMMISSIONER ESTELLE and seconded by COMMISSIONER SIRAGUSA to forward a Favorable Report in accordance with C.G.S. § 8-24 to the Town Council for creation of the “Horton Cove Trail” on Town property at 911 Route 32, Uncasville, CT on the northern portion of the site as outlined in the proposal documents prepared by Life Scout Tyler Lawton, dated March 2022 and map prepared by CLA Engineers, dated December 2021 that will benefit the Town of Montville and provide a new location for local residents to enjoy a recreational hiking trail with the condition that permanent parking for trail users is provided. Roll Call Vote 6-0-0, **Motion Carried.**
7. **Zoning Matters.** None
8. **Town Planner Report.** Planning Director, Liz Burdick discussed the projects she is currently working on.
9. **Other Business:** None
10. **Correspondence:**
 - a. Referral City of Norwich – Proposal to Amend Chapter 9 Definitions, Section 9.2 Defined Terms, of the Zoning Regulations to Add Manufacturing, Related Terms, Including Manufacturing, Advanced Manufacturing, Food Manufacturing, Precision Manufacturing, Research and Development, and Research Laboratories. A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER SIRAGUSA to forward a report of no inter-municipal impact to the Town of Montville. ALL in FAVOR 6-0-0, **Motion Carried.**
11. **Minutes:**
 - a. A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to accept the meeting minutes of the January 25, 2022 Public Hearing/Regular Meeting Minutes. SIX (5) in FAVOR ONE (1) Abstention (Commissioner Estelle) 5-0-1, **Motion Carried.**
 - b. A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to accept the meeting minutes of the February 22, 2022 Regular Meeting Minutes. SIX (5) in FAVOR ONE (1) Abstention (Commissioner Estelle) 5-0-1, **Motion Carried.**
12. **Executive Session:** None.
13. **Adjourned:** 7:48 p.m.

Respectfully submitted,
Meredith Badaluca,
Recording Secretary