

Montville Planning & Zoning Commission
PUBLIC HEARING/REGULAR MEETING MINUTES
July 26, 2022 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

1. **Call to Order:** Chairperson Lundy called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance.**
3. **Roll Call:** In attendance: Chairperson Sara Lundy, Vice-Chairman Wills Pike, Secretary John Desjardins and Commissioners Chuck Longton, John Estelle, John Poole, Joshua Kobyluck, Bruce Duchesneau & Anthony Siragusa. Also present: Planning Director Liz Burdick and Zoning Officer Meredith Badalucca.
4. **Public Hearings/Applications:**
 - a. **Public Hearing: 22 SUB 2 (Resub) – Monahan Drive (M/B/L 023-003-000)** from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a 29-Lot Resubdivision. *(PH must close by 8/1/2022).*
 - b. **Discussion & Decision: 22 SUB 2 (Resub) – Monahan Drive (M/B/L 023-003-000)** from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a 29-Lot Resubdivision. *(Submitted 5/18/22, Date of Receipt 5/24/22, Tabled from 6/28/22 meeting, DRD 65 days from close PH).*
 - c. **Public Hearing: 22 SP 1 (Cluster Resub) - Monahan Drive (M/B/L 023-003-000)** from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a Special Permit for a 29-Lot Cluster Resubdivision *(PH must close by 8/1/22).*
 - d. **Discussion & Decision: 22 SP 1 (Cluster Resub) - Monahan Drive (M/B/L 023-003-000)** from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT – Applicant/Owner: Cornerstone Ventures LLC for a Special Permit for a 29-Lot Cluster Resubdivision *(Submitted 5/18/22, Date of Receipt 5/24/22, Tabled from 6/28/22 meeting, DRD 65 days from close PH).*

Liz Burdick read her staff report for the above-referenced hearings and applications into the record stating the Applicant, through its attorney Eugene Cushman, requested the public hearings be continued to 8/23/22 and that the Applicant grants the Commission a 23-day extension to do so. The Applicant's engineer needs more time to revise plans to meet staff comments. Burdick recommended the Commission continue the hearings and table the application.

A MOTION was made by Siragusa, seconded by Longton to CONTINUE the hearings (4a & 4c) to 8/23/22. The applications (4b & 4d) remained tabled. All in favor 9-0-0.

5. **Old Business:**
 - a. **22 SUB 3 – East Lake Rd (M/B/L 007-035-000) Oakdale, CT** – Applicant, Sunmar/RAF Builders, LLC – Owner, Walter N. Wainwright, Jr. for an 8-Lot Subdivision *(Submitted 6/9/22, Date of Receipt 6/28/22, DRD 9/1/22).*

A Motion was made by Desjardins, seconded by Siragusa to remove the application from the table. All in favor 9-0-0.

Liz Burdick read her staff report to the Commission. She stated that all staff's outstanding comments had been addressed. Demian Sorrentino, AICP, C.S.S. of Boundaries, LLC spoke on behalf of the applicant. Sorrentino detailed the revisions requested to the zoning table and the change from a grass swale to a pipe to direct drainage water to the rear of Lot 7 for house development. Pike asked for clarification of a pipe vs. a box culvert & the need for a 24" pipe. David McKay, P.E. of Boundaries, LLC clarified the use of the pipe to divert runoff and stated that due to the new development across the street, as well as the proposed subdivision, the pipe was designed for a 100-year storm event.

A Motion was made by Siragusa, seconded by Longton to APPROVE Application PZ #22 SUB 3 – East Lake Rd (M/B/L 007-035-000) Oakdale, CT – Applicant, Sunmar/RAF Builders, LLC – Owner, Walter N. Wainwright, Jr. for an 8-Lot Subdivision in accordance with the application, supporting documentation and plan entitled: “Subdivision Plan Prepared for Sunmar/RAF Builders, LLC, Property of Walter N. Wainwright, Jr., East Lake Road & Fire Street, Montville (Oakdale), CT, June 2022, Revised to 7/11/22” with the following conditions:

- 1. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.*
- 2. Per SR Section 3.9 (GIS): Digital Data shall be provided to the Planning Dept. prior to endorsement of the final subdivision plan.*
- 3. Quit Claim Deeds for road widening strips shall be submitted to the Planning Dept. for review/approval by the Town Attorney prior to endorsement of the final subdivision plan.*
- 4. Final plan shall be signed & sealed by L.S. and P.E.*

Roll Call Vote – All in Favor – Motion Carried (9-0-0)

5. New Business:

- a. 22SITE6 – 14 Enterprise Ln. (M/B/L 002-005-00D), Oakdale, CT – Applicant, Craig Potter - MXI – Owner, Potter Realty V, LLC for Site Plan Review for Light Industrial Property Improvements (Submitted 7/13/22, Date of Receipt 7/26/22, DRD 9/29/22).*

Liz Burdick summarized her staff report to the Commission stating that Town staff comments had been addressed, but the City of New London Public Utilities comments were pending. She stated that any favorable approval of the application should be subject to approval by the Utility. Additionally, Burdick stated that completion of the proposed site improvements would correct the existing zoning violation left by the previous owners, Patterson Bros. Paving.

David McKay of Boundaries, LLC spoke on behalf of the applicant and reviewed all proposed site improvements, including a parking area that met ADA standards. He stated the previous owners proposed considerably more land disturbance. There were no questions from Commissioners.

A Motion was made by Longton, seconded by Desjardins to APPROVE Application PZ #22 SITE 6 – 14 Enterprise Drive (MBL 002/005/00D) - Applicant, Craig Potter, MXI, Inc. - Owner, Potter Realty V, LLC for proposed light industrial lot site improvements in accordance with the application, supporting documentation and sheets 1-3 of a plan entitled “Improvement Location & Topographic Survey Existing Conditions, Proposed Improvements for Existing Site, and Notes and Details, 14 Enterprise Lane, Montville (Oakdale), CT, Prepared for Potter Realty V, LLC by Boundaries, LLC, Dated July 2022, Revised to 7/22/2022” with the following conditions:

- 1. Subject to approval with conditions, if any, by the City of New London Public Utilities prior to issuance of a zoning permit to start work.*
- 2. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan.*
- 3. An approved zoning permit is required prior to the start of any work.*
- 4. Prior to issuance of a zoning permit to start work, a soil erosion & sediment control bond shall be posted in the amount \$6,450 in a form acceptable to the Finance Director.*
- 5. A digital copy of the final plan shall be submitted to the Planning Dept.*
- 6. A separate application shall be submitted for any future site signage not shown on plan.*
- 7. The ZEO must be contacted, a pre-construction meeting shall be held, and soil erosion & sediment controls shall be installed & inspected by the ZEO at least 24- hours prior to start of work.*
- 8. After work has started, any substantive changes to the approved site plan require review and approval by the Planning Director and/or the Planning & Zoning Commission.*

Roll Call Vote – All in Favor – Motion Carried (9-0-0)

b. **C.G.S. §8-24 Review** for the construction of the new animal control facility on the property located at **225 Maple Avenue (M/B/L 077-041-000)**, Uncasville, CT.

Liz Burdick summarized her staff report for the record, reviewed the history of the shelter authored by the Animal Control Officer, Chris Swanson; the “space program” provided by the Town’s architectural firm Silver/Petrucci & Assoc. showing future needs for the new facility; and conceptual site & floor plans and costs estimates (\$800,000) prepared by CLA Engineers in 2018. Longton suggested adding a triage area for injured animals. Kobyluck asked if the Town of Salem was helping pay for the new facility.

A Motion was made by Siragusa and seconded by Longton to forward a Favorable Report in accordance with C.G.S. § 8-24 to the Town Council for the construction of an animal control facility at 225 Maple Avenue, Uncasville, CT as described in the project history narrative by the Animal Control Officer, Chris Swanson, dated July 18, 2022, the “Space Program” prepared by Silver/Petrucci & Associates, dated July 14, 2022 and shown on the conceptual plan titled “Animal Shelter”, dated 11/5/18, prepared by CLA Engineers. This project will benefit the Town of Montville and provide safer conditions for the welfare of the animals in the care of the Town.

Roll Call Vote – Commissioners Desjardins, Estelle, Kobyluck, Longton, Pike, Siragusa and Lundy IN FAVOR, Commissioners Duchesneau and Poole ABSTAIN – Motion Carried (7-0-2)

6. **Zoning Matters:** Meredith Badalucca read her ZEO Report and answered Commissioners questions regarding various items.
7. **Town Planner Report:** Projects update on Gateway Terminal at Depot Road & Faria Mill Development by Dakota Partners at 42 Pink Row, along with the pass through DECD Brownfields Grant.
8. **Other Business:** None.
9. **Correspondence:** None.
10. **Minutes:**
 - a. *A Motion was made by Desjardins and seconded by Longton to Approve the Meeting Minutes of May 24, 2022. All in Favor (9-0-0) Motion Carried*
 - b. *A Motion was made by Longton and seconded by Desjardins to Approve the Meeting Minutes of June 28, 2022. All in Favor (9-0-0) Motion Carried*
 - c. *A Motion was made by Desjardins and seconded by Longton to Approve the Special Meeting Minutes of July 12, 2022. Commissioners Desjardins, Estelle, Kobyluck, Longton, Pike, Poole and Lundy FOR, Commissioners Duchesneau and Siragusa ABSTAIN (7-0-2)*
11. **Executive Session:** None.
12. **Adjourned:** 7:08 p.m.

Respectfully submitted,

Liz Burdick, Planning Director

Meredith Badalucca, Zoning & Wetlands Officer