

Montville Planning & Zoning Commission
PUBLIC HEARING/REGULAR MEETING MINUTES
August 23, 2022 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

1. **Call to Order:** Chairperson Lundy call 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 Poole, Joshua Kobyluck & Anthony Siragusa. **Absent:** John Estelle and Bruce Duchesneau. **Also present:** Planning Director Liz Burdick and Zoning Officer Meredith Badaluca.

4. **Additions or Changes to the Agenda:** Chairperson Lundy made a motion to move minutes from item 12 to 4 and Commissioner Pike seconded.
4a. (formerly #12). **Minutes:** Approval of July 26, 2022 meeting minutes. (Siragusa/Longton). All in favor 7-0-0.

5. **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 opened 06/28/22. PH cont. from 7/26/22 with 23-day Ext. to close PH granted by Applicant*).

 - 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 7/26/22 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 opened 06/28/22. PH cont. from 7/26/22 with 23-day Ext. to close PH granted by Applicant*).

 - 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 7/26/22 meeting, DRD 65 days from close PH*).

Chairman Lundy opened the public hearings for items a. & b. above. Liz Burdick read the following new exhibits into the record: Ex. 15 - Revised Plans titled “Monahan Resubdivision, Prepared for Cornerstone Ventures LLC, Monahan Drive, M/B/L 023-003-000, Montville, CT, Dated 7/11/2022”; Ex. 16 - Email from Derek Albertson, WPCA Director, dated 8/16/2022; Ex.

17 - Email from Mike Kirby, Uncas Heath, dated 8/19/2022; Ex. 18 – Planner Report, dated 08/15/22; Ex. 19 - Erosion and Sediment Control Bond Estimate, dated 8/22/2022; Ex. 20 - Public Improvements Bond Estimate, dated 8/22/2022; Ex. 21 - Letter via email from Attorney Gene C. Cushman of the Law Office of Eugene C. Cushman, dated August 23, 2022 requesting continuance of public hearings for Application #22SP1 & #22SUB2 to September 27, 2022 and granting a 35-day extension of time to close the public hearings; Ex. 22 - Town Engineer comments, dated August 18, 2022.

She stated that the Applicant, through its attorney, Eugene C. Cushman, Esq., requested that both public hearings be continued to 9/27/22 and that the Applicant grants the Commission a 23-day extension to do so because the Applicant's engineer needs more time to revise plans to meet staff comments by September 7, 2022. Burdick recommended the Commission continue the hearings and table the applications and advised there are no more extensions available to the Applicant.

A MOTION was made by Siragusa, seconded by Longton to CONTINUE the hearings (Items 5a & 5c above) to 9/27/22. The applications (5b & 5d above) remained tabled. All in favor 7-0-0.

6. Old Business: No new old business.

7. New Business:

a. C.G.S. §8-24 Review for the sale and conveyance of Town property located at 141 Lake Drive East (M/B/L 108-051-000), Oakdale, CT.

Liz Burdick read her staff report regarding the history & condition of the property, including an Inspection Report of Zoning Officer Badalucca and the 9/13/2013 unfavorable report from the PZC to the Town Council to sell 141 Lake Dr. East. The property contains a 476SF +/- single-family dwelling and yard that has not been maintained and has become a liability for the Town. She stated that she asked WPCA Superintendent Derek Albertson to comment on the possible future use of the property by the WPCA for a pump station or construction staging area and she read an email by Albertson dated 7/27/2022 that stated, in relevant part, "No current plans are in place to extend the sewers with accompanying pump stations. This would include the 141 Lake Drive East property once proposed for pump station development." She stated that because of the email from Derek Albertson, she consulted Mayor McDaniel about taking a second look at selling the property and advised Mayor McDaniel had been approached by a private party about selling it. Burdick recommended a favorable report.

Discussion was held. Commissioner Siragusa stated that he felt that WPCA should take responsibility of property and remove the house. Commissioner Pike stated the Town should retain it and clean up the property. Chairman Lundy stated that there was a report from WPCA that the site will no longer be needed for a pump station in favor of two alternatives.

A motion was made and seconded to forward an *Unfavorable Report* in accordance with C.G.S. Section 8-24 to the Town Council for the sale of 141 Lake Drive East, Oakdale, CT as the lot has potential value to the Town as either a future pump station or a construction staging area for a sewer project. (Desjardins/Siragusa) Roll Call 6-1-0. Chairman Lundy opposed. Motion carried.

b. #22 ZP 136 – 128 Ridge Hill Rd (006-015-000) Oakdale, CT - Owner/Applicant:

Lawrence J. Darling, Jr for approval of Zoning Permit #136 to construct a 60' x 40' (2,400SF) Barn accessory to a new single-family residence. *(Submitted 8/17/22, Date of Receipt 8/23/22, DRD 10/27/22).*

Zoning Officer, Meredith Badalucca presented her staff report to the Commission summarizing the project and stated it had received approval from the Montville Inland Wetlands Commission. Owner/Applicant Lawrence J. Darling, Jr. of 61 Mostowy Road, East Lyme spoke to the Commission about his plans for the barn. Discussion was held.

A Motion was made by Desjardins and seconded by Longton to APPROVE Application PZ #22ZP136 for a zoning permit to construct a 60' x 40' (2,400 sq. ft.) barn as an accessory structure to the single family residence in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "IMPROVEMENT LOCATION SURVEY SHOWING PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM & PROPOSED WETLANDS DRIVEWAY CROSSING, PREPARED FOR LAWRENCE DARLING, 0 RIDGE HILL ROAD – OAKDALE, MAP-BLOCK-LOT: 006-015-000 MONTVILLE, CONNECTICUT, DATE: MAY 2022, REVISED 8/10/22." Roll call was taken and All in Favor (7-0-0). Approved.

8. Zoning Matters: ZEO Report. Meredith Badalucca read report.

9. Town Planner Report: Planner Burdick addressed the Commission and updated it on the progress of a proposed Town Boat Launch & Fishing Pier project. She explained the cost of the project in two phases, one for the boat launch one for a new state of the art fishing pier that will be built with pass-through grant funds from the CT DEEP Fisheries Division. She stated that she is working to find funding for the Town match for the grant that is about \$225,000 and funding for the boat launch that is about \$550,000. She distributed progress prints and stated she would be adding the projects to the PZC's next agenda for a C.G.S. 8-24 Review and for Commissioners to contact her with questions or comments prior to said meeting.

Commissioner Siragusa asked if handicap parking could be closer to the pier. He also questioned if the proposed temporary water quality basin will be removed and if the view will be obstructed. Burdick stated she will ask the Town Engineer to address the PZC at its next meeting. Commissioner Poole asked who maintains the area now and Burdick stated the Public Works Dept.

Commissioner also asked Burdick about the status of the sidewalk/bike path project funded by the LOTCIP grant in process. Commissioner Siragusa stated he would like to see the sidewalks extended to the Teamsters property. Burdick stated she had discussions with the Town Engineer and the DOT and stated that Route 32 and Route 163 intersection improvements were a DOT project. The Town had submitted a grant for funding for the project that DOT had rejected due to the cost of the project.

Burdick also updated the Commission on the Oxoboxo Lofts project at the former Faria factory and stated the Brownfields grant paperwork was almost completed and that construction would start soon after.

- 10. Other Business:** None.
- 11. Correspondence:** None.
- 12. Minutes.** Moved to Item “4a” above.
- 13. Executive Session:** None.

- 14. Adjournment:** Motion to ADJOURN (Desjardins/Longton) Voice vote – All in favor. 7-0-0. Meeting was adjourned at 6:48.

Respectfully submitted,

Beth Welles
Recording Secretary