

Montville Planning & Zoning Commission
PUBLIC HEARING/REGULAR MEETING MINUTES
October 25, 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:** Chairperson Sara Lundy, Secretary John Desjardins, and Commissioners Chuck Longton, Anthony Siragusa, and Bruce Duchesneau. **Absent:** Vice-Chairman Wills Pike, Joshua Kobyluck, John Poole and John Estelle. **Also Present:** Director of Land Use & Development, Liz Burdick and Zoning Officer Meredith Badalucca.
4. **Additions or Changes to the Agenda:** None.
5. **Minutes:** Approval of the September 27, 2022 (Longton/Siragusa) All in favor 5-0-0. Motion carried.
6. **Public Hearings/Applications:** None.
7. **Old Business:**
 - a. **22 SUB 4 - 1108 Old Colchester Road (M/B/L 036-005-002)** - Applicant/Owner: Watch Hill Builders, LLC for a 3-Lot Subdivision. *(Submitted 9/9/22, Date of Receipt 9/27/22, DRD 11/30/22).*

MOTION to take the application off the table. (Siragusa/Longton). All in favor (5-0-0). Motion carried.

Liz Burdick addressed the commission and stated that the Inland/Wetland Commission forwarded a favorable report to the Commission at its 10/20/2022 meeting. Attorney Harry Heller of Heller, Heller & McCoy reviewed the project with the Commission. Burdick recommended the application be tabled to afford Applicant further time to address staff comments.

MOTION to TABLE application PZ#22SUB4 to the November 8, 2022 regular meeting of the Commission. (Siragusa/Longton). Roll call vote (5-0-0). Motion carried.

- b. **22 SITE 7 – 50 Cook Drive (M/B/L 099-009-001)** – Applicant, Montville Water Pollution Control Authority (WPCA) – Owner, Town of Montville for construction of a new water tower and associated site improvements. *(Submitted 9/13/22, Date of Receipt 09/27/22, DRD 11/30/22).*

MOTION to take the application off the table. (Longton/Desjardins). All in favor 5-0-0. Motion carried.

Liz Burdick addressed the Commission and states that plan revisions are pending and per request of the applicant, she recommended tabling the application to the 11/08/2022 regular meeting.

MOTION to TABLE the application PZ#22Site7 until the November 8, 2022 regular meeting of the Commission. (Siragusa/Longton) Roll call vote (5-0-0). Motion carried.

- c. **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 – Request for 90-day extension of time to file subdivision mylars. *(Approved with conditions on 7/26/22. Orig. deadline to file subdivision mylars 10/26/22).*

Liz Burdick addressed the commission and stated that the applicant, on 10/17/2022, submitted a request for an extension of time to file the mylar plans for the approved 8-lot subdivision. She stated the deadline for filing the mylars was 10/26/22. In his request, Attorney Jon Chase, on behalf of the Applicant, stated the request is a “reflection of current market conditions and consequent business decisions at the present time, but they anticipate filing the approved plans in due course”. Burdick recommended the Commission grant the request for an extension.

MOTION to GRANT a 90-day extension of time to January 24, 2023 to file the approved mylar plans for Application PZ #22 SUB3-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 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 7/11/2022. (Duchesneau/Siragusa) All in favor (5-0-0). Motion carried.

8. New Business:

- a. **22 SITE 8 – 125 Depot Road (MBL 071-007-000)** Applicant: Gateway Montville, LLC – Owner: Uncasville LLC/Gateway Montville, LLC (Lessee) – Agent: Attorney Harry Heller, Esq., Heller, Heller & McCoy for Utilization of the Phase II area (see prior application #22SITE5) for a shipping and receiving terminal known as “Montville Gateway Terminal” for uses detailed in the application file. *(Submitted 10/11/2022, Date of Receipt 10/25/2022, DRD 12/28/2022).*

Liz Burdick addressed the commission and stated that the current Gateway Terminal Phase III application is for “Utilization of the Phase II area (see prior application) for a shipping and receiving terminal, including receiving materials imported to the site by rail or truck and leaving by ship, including, but not limited to, the on-site storage of materials customarily utilized in a commerce, industry and trade and moved by ship, rail or truck at a complete intermodal facility. Typical material to be handled in this phase of development may include aggregate, rebar, lumbar, timber and other construction materials.” Burdick stated that Phase 1 and II are under construction and Phase III approved uses would commence upon completion of Phase II. She recommended the Commission table the Application to the 11/8/2022 regular meeting pending Town and DEEP staff comments. Attorney Harry B. Heller Esq., Heller, Heller & McCoy addressed the Commission and on behalf of the Applicant and detailed the new phase/operational plan.

Scott Hesketh of F.A. Hesketh & Associates, Inc. reviewed his revised traffic report dated October 11, 2022 detailing how traffic will be impacted by the proposed uses at the site, including at the intersection of Routes 32 & 163. He stated that approximately 132 trucks per weeks, 24 per day, 2-3 trucks per hour which would break down to 1 every 4 minutes and would equal about 15 total trips (a.m. and p.m.) per peak hour (summertime) and wintertime less. There would be about a 1 second delay in traffic at Routes 32/163. It is considered “Service B” traffic in the morning and “Service C” during the afternoon. Hesketh pointed out changes on the revised plans in that the red lines areas will be for storage of in/out bound materials, that the yellow areas were proposed in former plans and 5 additional parking spots for employees were added to the plans. Commission asked for paper copies of the traffic report.

MOTION to TABLE Application PZ#22SITE8 to the regular meeting of the Commission on 11/8/2022. (Desjardins/Longton). All in Favor (5-0-0). Motion carried.

- b. 22 SITE 9 – 55 Dock Road (MBL 071-008-000)** Applicant: Town of Montville – Owner: Uncasville, LLC/Town of Montville (Lessee) for Site Plan/Coastal Site Plan approval for improvements to existing Town Boat Launch, construction of a new fishing pier and associated site improvements. *(Submitted 10/11/2022, Date of Receipt 10/25/2022, DRD 12/28/2022).*

Liz Burdick addressed the Commission and stated that the application was referred to DEEP LWRD for review & comment and recommended the Application be tabled to the 11/8/2022 regular meeting of the Commission. The proposal is for improvements to existing Town boat launch, construction of a new fishing pier and associated site improvements. Burdick included site plan/coastal site plan applications for detailed descriptions.

MOTION was made to TABLE Application PZ #22SITE9 to the 11/8/2022 regular meeting of the Commission (Longton/Desjardins). All in Favor (5-0-0). Motion carried.

9. Zoning Maters: ZEO Report. Meredith Badalucca read report.

10. Town Planner Report: Planner Burdick addressed the Commission and reported she is working on grant projects, getting re-certified by the State of CT DOH as a grant administrator for CDBG Small Cities grant funding. She stated she would like to work with the Housing Authority to upgrade senior housing using said funding.

Commissioner Duchesneau brought up the senior housing development in Salem on Route 82 and Burdick said she has been in contact with that developer who would be interested in building the same type of development in Montville should the right property become available. Commissioner Duchesneau expressed concerns regarding

how a developer would be able to build something like that in Town when the Zoning Regulations require public water and sewer hookups.

Burdick also provided an update that the property across the street from Town Hall at 303 Route 85 has been purchased and will be redeveloped for residential apartments.

Commissioner Siragusa asked about the intersections of Routes 32 & 163 and the improvement of a left-hand turning lane heading towards Norwich on Route 32 and Burdick replied that when the Town applied for Community Connectivity grant funding, the State of CT DOT had rejected the proposed project.

Commissioner Siragusa also asked about the possibility of any applications for retail Cannabis facilities here in town, Burdick stated that she only knew of one permit being issued in the town of Montville but was not aware any planned location.

11. Other Business: None.

12. Correspondence: None.

13. Executive Session: None.

14. Adjournment: MOTION to ADJOURN (Desjardins/Longton). Voice vote—All in Favor (5-0-0). Meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Beth Welles
Recording Secretary