

Montville Planning & Zoning Commission
REGULAR MEETING
April 23, 2024 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

MINUTES

1. **Call to Order.** Chairperson Lundy called the meeting to order at 6:00pm.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance
3. **Roll Call.** Present: Chairperson Sara Lundy, Vice Chairman Wills Pike, Secretary John Desjardins, and Commissioners Isaac Tait, Joshua Kobyluck, and Joseph Summers. Absent: Commissioners Chuck Longton, John Estelle, and John Poole. Also Present: Director Matthew Davis, Assistant Planner Meredith Badalucca, and Zoning and Wetlands Officer Stacy Radford.
4. **Additions or Changes to the Agenda.** None.
5. **Minutes:** Approval of the March 26, 2024 Regular Meeting Minutes.

MOTION (Summers/Desjardins) to APPROVE the minutes of the March 26, 2024 Regular Meeting. All in favor (6-0-0). MOTION APPROVED.

6. **Remarks from the public not relating to items on the agenda.** None.
7. **Public Hearing/Discussion & Decision:**
 - a. **Public Hearing: 24 ZC 1 – Zoning Regulation Text & Map Amendment to Add to Sections 1.3 (Definitions), 12.2.19, (LI Permitted Uses), 13.2.11(I Permitted Uses), and Add Sections 4.11.15 (Regulations Concerning Cannabis Establishments), 14B(Cannabis Overlay Zones) – Applicant: Town of Montville Planning & Zoning Commission. (Date of Receipt 4/23/2024 – DRD N/A – Public Hearing Opened 4/23/2024)**

MOTION (Kobyluck/Desjardins) to OPEN Public Hearing. All in favor (6-0-0). Public Hearing opened at 6:05pm.

Director Matthew Davis stated he compiled a bullet point list to help summarize his thought process and reasoning for the proposed regulation text and map amendments. He stated that the Commission is familiar with the subject of Cannabis Regulations by this time, and that the lasting concern has been the regulating of Retail Cannabis Establishments. He explained that the secondary application for a Prohibition of the establishments was also prepared as a precaution if the Commission did not vote to allow the establishments. Director Davis informed the Commission that referrals to CT DEEP and SCCOG had been sent out and comments back indicated no concerns from either party. He also stated that Staff has received no input from the public either for or against the application.

Chairperson Lundy read into the record the summary of the classes of cannabis uses provided by Director Davis.

Chairperson Lundy called for public comment in favor of the application

Montville Economic Development Commission members Sheelagh Lapinski, Sergino St. Felix, and Meracus Hernandez came to the podium. Hernandez spoke on behalf of the group stating cannabis is legal now and is a “booming” industry that will increase tax revenue if more retail establishments are allowed. He stated having a facility on each side of town is a “great idea.”

Chairperson Lundy called for public comment against the application with no response. She called for those in favor and against twice more with no response.

MOTION (Summers/Desjardins) to CLOSE Public Hearing. All in favor (6-0-0). Public Hearing closed at 6:11pm.

MOTION (Desjardins/Summers) to APPROVE 24ZC1 with the following findings, reasons for approval and effective date:

Findings:

- 1. In taking this action, the PZC has considered the 2022 POCD and finds the changes to be consistent with the POCD’s recommendations with general regard to promoting economic development.**
- 2. On 4/10/24, The Regional Planning Commission found that the changes are not likely to have a negative inter-municipal impact.**
- 3. On 4/19/24, the State DEEP has found that the proposed changes are generally consistent with the policies and standards of the Connecticut Coastal Management Act.**

Reasons for Approval:

- 1. The proposed regulation incorporates reasonable limitations on retain cannabis uses, while also allowing other cannabis uses, subject to appropriate design standards.**

Effective Date: April 29, 2024 at 12:00am.

Commissioner Pike asked for clarification on how a retail cannabis establishment would fit into the western overlay zone seeing as the requirements are 60,000 sq. ft. and the zone is a finite space. Director Davis stated lots would have to be combined in order to meet the minimum lot requirements which would leverage improvement of the area and require a “collaborative approach” and lead to redevelopment. He also explained with the scale of the economy of these establishments, the lot size and steps to get there are reasonable.

Commissioner Kobyluck asked about the potential of the State putting a roundabout in the area of the western overlay zone. Director Davis stated the State has had discussions of it in the past, but there has been no further discussion or steps towards a roundabout going in.

Roll Call Vote. All in favor (6-0-0). MOTION APPROVED.

- b. Public Hearing: 24 ZC 2 – Zoning Regulation Text Amendment to Add Section 21B (Prohibition of Retail Cannabis Establishments) – Applicant: Town of Montville Planning & Zoning Commission. (Date of Receipt 4/23/2024 – DRD N/A – Public Hearing Opened 4/23/2024)**

MOTION (Lundy/Summers) to WITHDRAW 24ZC2 Application. All in favor (6-0-0). MOTION APPROVED.

8. Old Business: None

9. New Business:

- a. **24 SUB 2 – Black Ash Estates (970 Old Colchester Rd) (Parcel ID 037-001-000), Oakdale, CT – Owner/Applicant: Pachaug Capital, LLC for proposed 13-Lot Re-subdivision. (Submitted 3/28/24, Date of Receipt 4/23/24, PH must open by 6/27/24) (RECEIPT ONLY)**

MOTION (Desjardins/Summers) to SET Public Hearing for May 28, 2024. All in favor (6-0-0). MOTION APPROVED

- b. **24 SITE 3 – 1492 Hartford New London Turnpike (Parcel ID 005-027-000), Oakdale, CT – Owner/Applicant: Jeff Daniels for proposed processing, material storage and equipment storage facility and associated site improvements (Submitted 4/10/24, Date of Receipt 4/23/24, DRD 6/27/24). (RECEIPT ONLY)**
- c. Commission review of FY25 Capital Improvement Budget.

MOTION (Summers/Pike) to send a Favorable Report of FY25 Capital Improvement Budget to the Town Council. All in favor (6-0-0). MOTION APPROVED.

- d. Appointment of Planning and Zoning Commission Representative to the Regional Planning Commission

Director Davis explained the Regional Planning Commission is made up of member representatives from towns within the Council of Governments. He stated they meet quarterly and go over items such as referrals Towns send that have potential for inter-municipal impact.

Chairperson Lundy and Commissioner Summers both expressed interest in being appointed.

MOTION (Desjardins/Pike) to APPOINT Commissioner Summers as the Town of Montville’s Representative and Chairperson Lundy as the Alternate. All in favor (6-0-0). MOTION APPROVED.

- e. Endorsement of Community Investment Fund (CIF) Planning Grant Application

Director Davis explained how Montville is eligible for the CIF Grant as a Public Investment Community. He stated the CIF is mission driven and approved applications can receive up to \$250,000. Director Davis stated a potential for economic drive is housing along the Route 32 corridor. He explained the process would require numerous rounds of public engagement and data collection/analysis. From the findings, strategies and recommendations for how to proceed with the project would be determined. Director Davis stated the Staff is requesting an endorsement from the Commission and Legislative Representatives and a Town Council Resolution to move forward with the application.

Chairperson Lundy inquired if the Town has the resources available for the project should the application get approved. Director Davis stated it is not an easy question to answer at this time before getting all of the data compiled. He mentioned the possibility of taking a phased approach

as well. Chairperson Lundy asked if getting this grant would be a good basis for further grants and if the data acquired would be useful for future projects. Director Davis stated yes, this grant would be helpful for future projects and the data found could be useful for things such the next POCD update.

**MOTION (Pike/Summers) to endorse the Town of Montville's application to the DECD's Community Investment Fund for a Planning Grant to evaluate the targeted investment areas identified in the 2022 POCD, focusing on the SR 32 corridor and with the intention of identifying strategies and actions necessary to leverage housing as a means of supporting local businesses, protecting and enhancing existing neighborhoods, identifying capital facility needs and opportunities and for other related purposes. All in favor (6-0-0).
MOTION APPROVED.**

10. Zoning Matters: ZEO Report was read into the record by Zoning and Wetlands Officer, Stacy Radford.

11. Land Use Director Report.

Director Davis gave updates on some of the projects he has been involved in. He stated the alternate plans of the Animal Control Facility should be done within the upcoming weeks, so the project should be moving forward in the near future. He mentioned the Fishing Pier and Boat Launch are also moving forward at this time. Director Davis stated the potential for a CIP road bond project that will relate to other projects going on. He stated he has been having a number of pre-application meetings and sees a lot of interest in housing projects coming in the future.

12. Other Business: None.

13. Correspondence: None.

14. Executive Session: None.

15. Adjournment. MOTION (Desjardins/Summer) to ADJOURN the meeting. All in favor (6-0-0) The meeting was adjourned at 6:50pm.

Respectfully Submitted by:
Megan Egbert
Recording Secretary

AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN WEBSITE.