

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
May 10, 2011**

1. **Call to Order.** Chairman Marcus called the May 10, 2011 meeting of the Montville Planning & Zoning Commission to order at 7:00 p.m. in the Town Council Chambers.
2. **Pledge of Allegiance.** All rose and pledged the flag.
3. **Roll call and seating of Alternates:**
COMMISSION MEMBERS PRESENT: Commissioners Desjardins, Ferrante, Marcus, Mastrandrea, Pieniadz, Polhemus, and Toner. (7 regular members)
COMMISSION MEMBERS ABSENT: Commissioners Baron and Siragusa. (2 regular members)
STAFF PRESENT: Thomas Sanders, Zoning Enforcement Officer.
4. **Executive Session:** none
5. **New Business:**
 1. **Action items:**
 - a.) **Holly Lombardi Land Holdings, LLC:** An application for a Site Plan Renewal for the construction of a new building together with parking, loading areas, septic, well – building will contain office space and a vehicle maintenance facility on the property located at 18 Sachatello Industrial Drive, Montville, CT As shown on Assessor’s Map 5 Lot 27-10. Staff distributed his Staff Report (dated 4-21-21) to the Commission. He advised the Commission that this is a renewal of a previously approved project and that some of the previous conditions had been satisfied. Discussion was held. A **MOTION** was made by **COMMISSIONER PIENIADZ** to renew the permit; **SECONDED** by **COMMISSIONER DESJARDINS** as follows: Motion to **APPROVE** with the following conditions:
 1. No floor drains are permitted
 2. No exterior repairs or washing of vehicles is permitted within the watershed.
 3. Comply with all provisions of “Stormwater Best Management Practice for Vehicle Repair”
 4. Seal the shop floor with epoxy or other suitable sealant; comply with all other provisions of EPA “Floor Cleanup”
 5. No hazardous materials are to be stored on site. Any oils, paints, etc., shall be stored southwest of the building.
 6. The applicant/owner shall hire a DEP Qualified Licensed Environmental Professional (LEP) to conduct an annual inspection to insure that the facility is being operated in accordance with the EPA “Consolidated Screening Checklist for Automotive Repair

Facilities Guidebook”. The roster of approved LEP’s may be found at <http://dep.state.ct.us/wtr/lep/LEProster.pdf>. A copy of the annual report shall be given to the Town of Montville Planning & Zoning Commission and the City of New London.

7. The applicant must post an E&S bond in the amount of \$2000 prior to the start of construction
8. The applicant must notify the ZEO 48 working hours prior to the start of construction. This is a conditional approval. Each and every condition is an integral part of the Commission’s 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 for review. This site plan approval expires five years from the date of approval. Roll call vote: In favor: Commissioners Desjardins, Ferrante, Marcus, Mastrandrea, Pieniadz, Polhemus, and Toner. Opposed: None. 7-0-0 **MOTION CARRIED.**

6. Public Hearings:

a.) Town of Montville Planning & Zoning Commission/Revisions to the Town of Montville Zoning Regulations: Changes to Sections 1.3(definitions) and 16.4 (Special Flood Hazard Area Requirements) of the Zoning Regulations in regards to special flood hazard area requirements as identified by the Federal Emergency Management Agency (FEMA) which includes acceptance of the Flood Insurance Study (FIS) and Flood Insurance Rates Maps (FIRM) dated July 18, 2011. Chairman Marcus reopened the Public Hearing at 7:15 p.m. **Staff:** Staff entered the following into the record: *Staff Exhibit 11.* Email response regarding clarification of Section 16.4.5 from Diane Ifkovic, State NFIP Coordinator Flood Management Program CT DEP. Discussion was held. Commissioners Baron and Ferrante **Public:** no comment either for or against. **A MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** to **CLOSE** the Public Hearing. Voice vote. All in favor. **7-0-0 MOTION CARRIED.**

A MOTION was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER PIENIADZ** to **ADD (to the agenda)** under item 8.1 (Old Business Action items) to consider Item 6.a (**Town of Montville Planning & Zoning Commission/Revisions to the Town of Montville Zoning Regulations**). Voice vote. 7-0-0. All in favor. **MOTION CARRIED.**

8. Old Business:

1. Action Items:

a.) Town of Montville Planning & Zoning Commission/Revisions to the Town of Montville Zoning Regulations: **A MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER POLHEMUS** as follows: It is hereby moved to **APPROVE** the proposed revisions to the Town of Montville Zoning Regulations and acceptance of the new Federal Insurance Rate Maps (FIRMS) effective July 18, 2011 and the Flood Insurance Study (FIS) in order for the Town to be in compliance with the National Flood Insurance Program as filed in the Montville Town

Clerk's Office on April 12, 2011 with the following amendments: Add to Section 16.4.7 up to amounts as high as twenty-five (\$25.00) dollars for one hundred (\$100.00) dollars of insurance coverage. The Zoning Enforcement Officer shall maintain records of all appeal actions and report any variances to the Federal Emergency Management Agency in its biennial report. Roll call vote: In favor: Commissioners Desjardins, Ferrante, Marcus, Mastrandrea, Pieniadz, Polhemus, and Toner. Opposed: none. All in favor 7-0-0 **MOTION CARRIED.** A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** as follows: I hereby move that the **effective DATE OF ADOPTION** of these Regulations is **JUNE 1, 2011.** Roll call vote: In favor: Commissioners Desjardins, Ferrante, Marcus, Mastrandrea, Pieniadz, Polhemus, and Toner. Opposed: none. All in favor 7-0-0 **MOTION CARRIED.**

2. Not Ready For Action:

7. Zoning Issues:

1. Action items: Staff informed the Commission of the status of a complaint that he had received relative to 237 Chesterfield Road and a trailer that is being used there as a dwelling.

9. Communications: Staff advised that we had received the following: Letter from the Land Use Academy regarding a seminar on May 14th; DEP letter re: 33 Cove Road/Petrowski - Dock application.

10. Minutes:

a.) Acceptance of the minutes from the Regular meeting of April 26, 2011. A **MOTION** to **APPROVE** (the minutes) was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS.** Voice vote. 6-0-1 with Commissioner Mastrandrea abstaining. **MOTION CARRIED.**

11. New Business:

2. Not Ready For Action: none

12. Zoning Issues:

- 2. Non-Action Items:** none
- 3. Zoning Officer's Report:** none

13. Other business to come before the Commission:

a.) Capital Improvement Plan. Discussion was held. The Commission discussed the Plan at great length. The Commission discussed Section 703 of the Town Charter which includes specific information that must be included in the Capital Program. The general consensus of the Commission was that the Capital Plan as submitted to them was a Capital Budget and lacked specifics. They noted that the information that wasn't present in the Plan was the type of information that a Planning Commission would be most qualified to evaluate and that the budgetary portion of the Plan was outside of their scope. A **MOTION** was made by

COMMISSIONER PIENIADZ; SECONDED by **COMMISSIONER DESJARDINS** to **APPROVE** the **2012-2016 Capital Plan**. Discussion was held. Voice vote: In favor: none Opposed: 7. 0-7-0 **MOTION FAILED**. The Commission is fully aware that these are trying times, especially in light of the current state of the economy, however in order for the Town to get proper footing from here on out, the Commission has suggested that during the preparation of next year's Capital Improvement Plan, collaborating with the Planning & Zoning Commission would be beneficial to all. Letters stating the Commission's position will be sent to the Town Council Chairperson, the Mayor and the Finance Director.

The Chairman informed the Commission that the next meeting will be cancelled unless something urgent comes up as there are no items to be acted upon at this point, however, there will be action items on the June 14th agenda.

14. Adjourn: The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Judy A. LaRose
Recording Secretary

AN AUDIO RECORD OF THE MEETING IS ON FILE IN THE MONTVILLE TOWN CLERK'S OFFICE.