

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE.
UNCASVILLE, CT. 06382
PHONE (860) 848-8549 x379 Fax (860) 848-2354
MEETING MINUTES
Tuesday, May 13 , 2014 7:00 p.m.
LOCATION: TOWN HALL – Council Chambers

1. **Call to order.** Vice-chairman Bart Ferrante called the May 13, 2014 meeting of the Montville Planning and Zoning Commission to order at 7:00 pm.
2. **Pledge of Allegiance.** All rose and pledged the flag
3. **Roll call and seating of Alternates: COMMISSION MEMBERS PRESENT:** Commissioners Ferrante, Desjardins, Toner, Yeitz, Siragusa, Polhemus and Alternate Commissioner Bolles. Commissioner Desjardins arrived at 7:05pm and Commissioner Bolles arrived at 7:25 pm** (6 regular members and 1 alternate).
COMMISSION MEMBERS ABSENT: Commissioner Pieniadz. Alternate Commissioner Bolles was seated for Commissioner Pieniadz **STAFF PRESENT:** Marcia Vlaun, Town Planner and the Planner 2
4. **New Business:**
 - a. **Thomas Faria Corp:** Site Plan application to construct a “Pad Ready” site for future expansion and redevelopment on the property located at 42 Pink Row, Montville, Ct. As shown on Assessor’s Map 74 Lot 38. The Town Planner gave a brief history of Faria and the remediation issues on the site. There is a need to build a new building to retain and attract business. Faria has recently purchased a company from New Hampshire and will need room to incorporate the new production. The contaminated material has to be dug out and capped. To achieve this contaminated material from various portions of the site will be dug up and placed in a concrete box under the proposed site of the new building pad. A geothermal power source will be placed in the pad for future use. Other site work will be the construction of new parking areas, a new drainage system and retaining walls. New retaining walls will need to be certified by an engineer. The Town Engineers comments will be included in the Conditions. Commissioner Siragusa indicated that an STC permit may be required. A MOTION was made by COMMISSIONER TONER and SECONDED by COMMISSIONER DESJARDINS to approve the site plan application of Thomas G. Faria Corp for the construction of a “Pad Ready” site to be used for a future expansion of the Thomas G. Faria operations and facility located at 42 Pink Row, Montville CT. As shown on Assessor’s Map 74 Lot 38 as shown on the plans titled “Thomas G Faria Corporation Redevelopment & Expansion Site Preparation Phase Drawings #42 Pink Row Montville, Ct. Prepared by Advanced Environmental Interface, Inc.” revised to 4/24/14.

Conditions of Approval

1. A \$2,000 erosion and sediment control bond shall be posted prior to the start of construction.

2. Notify the Town Planner 10 working days prior to the start of construction to schedule a preconstruction meeting.
3. Town Engineers comments shall be addressed
4. If the CT DEEP requires substantial changes to the site plan, the plan shall be resubmitted to the Commission. All copies of the DEEP comments shall be forwarded to the Town Planner by the applicant.

Voice Vote 6-0-0* All in Favor. **MOTION CARRIED**

- b. **William & Brenda Talar:** Construction of a 50 x 40 accessory building on the property located at 4 Fellows Rd, Montville, Ct. As shown on Assessor's Map 38 Lot 14. The Town Planner indicated that construction of the barn had to come before the Commission because its size as per Section 4.2.2 of the Zoning Regulations. The lot lines had been recently changed on the property to make the existing structures more conforming. The new barn would be used to store cars. A MOTION was made by COMMISSIONER TONER and SECONDED by COMMISSIONER DESJSARDINS to approve the construction of a 50 x 40 accessory building on the property located at 4 Fellows Rd, Montville, Ct. As shown on Assessor's Map 38 Lot 14. Voice vote 6-0-0**. All in Favor. **MOTION CARRIED**
- c. **Doreen M. Mrowka:** An application for a Zone change from R20 to C2 on the property located at 96 Route 163, Montville, Ct. As shown on Assessor's Map 73 Lot 55A. A MOTION by COMMISSIONER DESJARDINS and SECONDED by COMMISSIONER TONER to set the Public Hearing date for June 10, 1014. Voice vote 6-0-0**. All in Favor. **MOTION CARRIED**

5. **Public Hearings:** None

6. **Old Business:**

- a. **Jon Collins:** Site plan review for phased construction of a truck parking area and a 10,000 sq.ft. building, on the property located at 17 Sachatello Industrial Drive (Lot 15) Montville, Ct. As shown on Assessor's Map 5 Lot 27-3. The Town Planner explained that the application was for a proposed industrial building and parking area that would be done in phases. There is currently a processing operation on the property that would need to cease except for the material that was needed for the project. Sachatello Industrial drive now has fire suppression, however a new domestic well would need to be dug. The Town Engineers comments would be added as conditions. A MOTION was made by COMMISSIONER TONER and SECONDED by COMMISSIONER DESJARDINS to approve the site plan application of the Jon Collins: Site plan review for phased construction of a truck parking area and a 10,000 sq.ft. building, on the property located at 17 Sachatello Industrial Drive (Lot 15) Montville, Ct. As shown on Assessor's Map 5 Lot 27-3 as shown on the plans titled "Site Plan, E&S and Details Columbus Square Auto (Lot 15) #17 Sachatello Industrial Drive Montville, Ct. Prepared for Jon Collins prepared by Development Solutions 33 Town St Norwich, Ct. revised to 4/22/14"

Conditions of Approval

1. The hauling of material onto the site shall cease within 30 days of the approval of this application. All material processing shall cease within

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60 days of the approval of this application. No earth material, other than material required for final grading of the site shall be stockpiled on the site.

2. The Zoning Enforcement Officer shall be notified 48 hours in advance of the start of construction.
3. Since the grades on the north side of the site are covered with material to be removed, a note must be added to the plan stating that Phase 2 grading of the site will be submitted for review and approval prior to starting that work.
4. The grading in the front portion of the site should promote flow from the emergency outlet to the east side of the street
5. The waterline in Sachatello Drive is for fire sprinkler use only, a well must be located and drilled on the site for domestic water use.

Voice Vote 7-0-0. All in Favor. **MOTION CARRIED**

- b. Town of Montville Capital Plan 2014-2015.** The Town Planner explained to the new members that the role of the Commission was to make sure that the Capital Improvement Plan (CIP) is in line with the Plan of Conservation and Development (POCD). Questions were raised on how to make it easier for the Commission to know what would affect the POCD. The Town Planner explained that in the past someone from the Council and/or the Administration used to come to the meeting and explain the CIP to them. A MOTION was made by COMMISSIONER TONER and SECONDED by COMMISSIONER DESJARDINS to send a letter to the Town Council that indicates that the Planning and Zoning Commission has reviewed the Capital Improvement Plan and have found nothing contrary to the Plan of Conservation and Development. Voice vote-7-0-0. All in Favor. **MOTION CARRIED**

7. Zoning Matters/Report: The Town Planner indicated that there has been progress in the litigation of Laurel Point Dr. The attorneys were drawing up a MOU for the court stipulated agreement.

8. Communications: The Town Planner indicated that the new Town GIS was now online

9. Minutes:

- a.** Acceptance of the minutes from the meeting of April 22, 2014. A MOTION was made by COMMISSIONER DESJARDINS and SECONDED by COMMISSIONER TONER to Accept the minutes of the April 22, 2014 meeting. Voice Vote 6-0-1. COMMISSIONER FERRANTE Abstained. **MOTION CARRIED**

10. Other business to come before the Commission: Councilor Longton explained that no one Councilor could answer all questions regarding the Capital Improvement Plan and that is why a Public Hearing is held. He asked that the Town Council Liaison be put on the agenda.

11. Executive Session: None

12. Adjourn: Adjourned at 7:45

NOTE: NO NEW BUSINESS WILL BE DISCUSSED AFTER 10:30 P.M. AND ALL COMMISSION BUSINESS WILL CEASE AT 11:00 P.M. ANY UNFINISHED BUSINESS WILL BE CONTINUED TO THE NEXT MEETING.