

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE.
UNCASVILLE, CT 06382
PHONE (860) 848-6779 - FAX (860) 848-2354
SPECIAL MEETING MINUTES of
August 9, 2016**

1. **Call to order: CHAIRMAN PIENIADZ** opened the August 9, 2016 **Special Meeting** at 7:00 pm.
2. **Pledge of Allegiance:** All rose to pledge the flag.
3. **Roll call and seating of Alternates: COMMISSIONERS PRESENT: COMMISSIONER** Duchesneau (seated for Commissioner Desjardins) Hillsberg, Pieniadz, Polhemus, Siragusa, Toner and Yeitz. **COMMISSIONERS ABSENT:** Bolles, Desjardins, and Ferrante. **STAFF PRESENT:** Marcia Vlaun, Town Planner; Liz Burdick, ZWEO and Colleen Bezanson, Assistant Planner/GIS.
4. **Executive Session:** None
5. **New Business:**
 - a. **§8-24** - A request for an §8-24 Review for sale of the 64 Fielding Drive, Montville, CT (Map 85, Lot 15). A **MOTION** was made by **COMMISSIONER SIRAGUSA; seconded by COMMISSIONER TONER** to send an unfavorable review to Town Council; property has future utility use for pump station. **Voice Vote 7-0-0.**
6. **Public Hearings:**
 - a. **Faria Beede Instruments, Inc., An application for a Zone Change from Industrial to R-20-M on property located at 42 Pink Row, Uncasville, CT. As shown on Assessor's Map 74 Lot 38. CHAIRMAN PIENIADZ** opened **PUBLIC HEARING** at 7:04 for the proposed Zoning Change:

Staff entered the following Exhibit List into record for the Proposed Zoning Change:

1. Copy of the legal ad as published in The New London Day on July 29, 2016 & August 5, 2016.
2. Notice to Town Clerk regarding Proposed Zoning Map Change received in office of Town Clerk on July 27, 2016.
3. Notice of Proposed Zoning Map Change was sent by Certified, Return Receipt Requested Mail sent on July 19, 2016 to the following:
 1. Waterford Town Clerk
 2. Southeastern Connecticut Council of Governments
4. Copies of Certified mail receipts from abutters
5. Letter from Thomas H. Siedel of SCSOG dated August 9, 2016 stating SCSOG had no objections.
6. Staff report
7. Entire project folder

The Town Planner read the staff report into the record. She went through each question of the Zone Change Criteria. **CHAIRMAN PIENIADZ** polled **COMMISSIONERS** for questions of staff; there were none.

Attorney Harry Heller representing the applicant; also went through each question of the Zone Change Criteria and entered into the record the Conceptual drawing of the proposed project. **CHAIRMAN PIENIADZ** polled each **COMMISSIONER** for questions of the applicant.

CHAIRMAN PIENIADZ invited comments from public in favor of the application two times. There were none. **CHAIRMAN PIENIADZ** invited comments from public in following spoke in opposition of the application from the public:

1. Enza Langella of 19 Pink Row, Uncasville, CT
2. Peter Rousseau of 27 Pink Row, Uncasville, CT

CHAIRMAN PIENIADZ asked two times again if there was anyone else who wished to speak in opposition of the application. Then asked if there was anyone who wished to speak in favor of the application. The following spoke in favor of the application:

1. David Connolly of 3 Crescent Street, Uncasville, CT

CHAIRMAN PIENIADZ asked one more time if there was anyone who wished to speak in favor of the application or in opposition of the application. There were no others.

Harry Heller spoke for the applicant again; addressing the concerns from the public regarding contamination at the property.

A **MOTION** was made by **COMMISSIONER POLHEMUS**; seconded by **COMMISSIONER TONER** to close **PUBLIC HEARING**. **VOICE VOTE 7-0-0**. **PUBLIC HEARING** closed at 7:34 p.m. The **COMMISSION** took a five (5) minute break at 7:34 pm.

CHAIRMAN PIENIADZ announced the meeting was back in session at 7:39 pm and reopened the August 9, 2016 Special Meeting at 7:40 pm with item Agenda item 6b as follows:

- b. Town of Montville, proposed Zoning Text Amendments:** Add the following to Section 1.3 (Definitions): Micro-Breweries, Micro-Distilleries. Add the following to Section 11.A.2 (Commercial-2 (C-2) Permitted Uses): 11.A.2.14.a Micro-Breweries; 11.A.2.14.b Micro-Distilleries. Add the following to Section 12.A.2 (Commercial-3 (C-3) Permitted Uses) 12.A.2.13.a Micro-Breweries, 12.A.2.13.b Micro-Distilleries. Add the following to Section 13.2 (Light Industrial (LI) Permitted Uses): 13.2.15.a Micro-Breweries, 13.2.15.b Micro-Distilleries. Add the following to Section 14.2 (Industrial (I) Permitted Uses) 14.2.12.a Micro-Breweries, 14.2.12.b Micro-Distilleries.

Staff entered the following EXHIBIT LIST into record as follows:

1. Copy of the legal ad as published in The New London Day on July 29, 2016 and August 5, 2016.
2. Notice to Town Clerk regarding Proposed Zoning Regulation Text Amendments received in office of Town Clerk on July 27, 2016.
3. Notice of Proposed Zoning Text Amendments was sent by Certified Mail on July 27, 2016 to the following:
 1. Bozrah Town Clerk
 2. CT DEEP
 3. East Lyme Town Clerk
 4. Ledyard Town Clerk
 5. Norwich DPU
 6. New London City Clerk
 7. New London DPU
 8. Norwich Water
 9. City of Norwich, City Clerk
 10. Preston Town Clerk
 11. Salem Town Clerk
 12. SCCOG
 13. Waterford Town Clerk
 14. WPCA – Montville
 15. OLIS
 16. State of Connecticut
4. Interoffice Memorandum from Kristal Kallenberg of OLIS, dated August 1, 2016
5. Interoffice Memorandum from Mark Wujtewicz, Waterford Planner, dated August 5, 2016.
6. Letter from Thomas H. Seidel of SCCOG, dated August 4, 2016.
7. Entire project folder

The Town Planner gave a presentation regarding the application. **CHAIRMAN PIENIADZ** invited comments from public in favor of the application two times. The following spoke:

1. Kevin Clang of 8 Park Road, Uncasville, CT

CHAIRMAN PIENIADZ invited comments from the public in opposition of the application two times. There were none. **CHAIRMAN PIENIADZ** invited comments from the public in favor of the application two times. There were none. **CHAIRMAN PIENIADZ** asked that the hearing be continued to the August 23, 2016 meeting for abutting town comments only.

A **MOTION** was made by **COMMISSIONER HILLSBERG**; seconded by **COMMISSIONER TONER** to continue **PUBLIC HEARING. VOICE VOTE 7-0-1.**

c. #216 ZC 002 - Town of Montville, Zoning Map Change: The following property is to be changed from GOV to C-2: 2090 Route 32 (Map 103 Lot 25). **CHAIRMAN PIENIADZ** opened **PUBLIC HEARING** at 7:45 pm.

Staff entered the following EXHIBIT LIST into record as follows:

1. Copy of the legal ad as published in *The New London Day* on July 29, 2016 & August 5, 2016
2. Notice to Town Clerk regarding Proposed Zoning Map Change received in office of Town Clerk on July 27, 2016
3. Notice of Proposed Zoning Map Change was sent by Certified Mail on July 26, 2016 to the following:
 1. City of Norwich, City Clerk
 2. SCCOG
4. Interoffice Memorandum from Kristal Kallenberg of OLIS, dated August 1, 2016
5. Letter from Thomas Seidel of SCOG, dated August 4, 2016
6. Staff report
7. Entire project folder

Staff gave brief history of property; concluded by saying all utilities are available and including quick access to I-395 and Route 32; staff recommends approval based on the facts that the property meets all zoning change criteria.

CHAIRMAN PIENIADZ asked if **COMMISSIONERS** had any questions of staff; there were none – **CHAIRMAN YEITZ** recluded himself from this vote. **CHAIRMAN PIENIADZ** invited comments from public in favor of the application. The following spoke:

1. Kevin Clang of 8 Park Road, Uncasville, CT

CHAIRMAN PIENIADZ invited comments from the public in opposition of the application two times. There were none. **CHAIRMAN PIENIADZ** invited comments from the public in favor of the application two times. There were none.

A **MOTION** was made by **COMMISSIONER HILLSBERG**; seconded by **COMMISSIONER SIRAGUSA** to close **PUBLIC HEARING**. **VOICE VOTE 6-0-1**. **CHAIRMAN YEITZ** recluded himself from this vote. **PUBLIC HEARING** closed at 8:15 p.m.

CHAIRMAN PIENIADZ requested a **MOTION** to move Items 6a and 6c to Item 13 (a) and (b); **COMMISSIONER HILLSBERG** so moved; seconded by **COMMISSIONER TONER**. **STAFF** requested a recess before the vote. Due to tonight's meeting being a **SPECIAL MEETING**; no items can be added to the agenda as motioned.

CHAIRMAN PIENIADZ retracted his request for a motion. Items 6 (a) and 6 (b) will be on the August 23, 2016 Regular Meeting Agenda.

7. Zoning Matters:

- a. Liz Burdick presented ZWEO report for July 2016.

8. Old Business: None

9. Town Planner: Town selected contractor for GIS/streetlight map-TANKO Light

10. Communications: None

11. Minutes:

- a. Acceptance of minutes from July 26, 2016 meeting. **MOTION** made by **COMMISSIONER SIRAGUSA**; seconded by **COMMISSIONER YEITZ** to **APPROVE** the meeting minutes of July 26, 2016. **VOICE VOTE 7-0-0. MOTION CARRIED.**

12. Adjourn: Meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Michelle M. Giroux

Recording Secretary

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