

**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  
July 18, 2017**

1. Call to order: CHAIRMAN PIENIADZ opened the July 18, 2017 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: Desjardins, Estelle (who sat for Duchesneau) Hillsberg, McNally, Pieniadz, Polhemus, Pike, Siragusa and Toner. COMMISSIONERS ABSENT: Duchesneau. STAFF PRESENT: Marcia A. Vlaun, Town Planner; Colleen Bezanson, Assistant Town Planner and Elizabeth Burdick, Zoning Wetlands Officer.
4. Executive Session: None
5. Public Hearing/Applications:
  - a. **217 SP 3 - 416 Old Colchester Rd (Map 16 Lot 3) Applicant: Jensens, Inc.** - Construction of an Age Restricted Manufactured Home Park with Private Roads. CHAIRMAN PIENIADZ opened the public hearing at 7:09 pm. Town Planner presented Staff Report and read Staff Exhibits into record.

Staff Exhibits:

1. Copy of legal ad published in the *New London Day* on July 7<sup>th</sup> & July 14<sup>th</sup>, 2017.
2. Letter from ZWO dated June 19, 2017 to Marcia Vlaun *RE:* Application #217IWC6
3. Town of Montville Water & Sewer Commission Public Hearing Minutes from April 3, 2017.
4. Main Extension Agreement – Southeastern Connecticut Water Authority & Jensen's, Inc.
5. Certified Mail Receipts to Abutters.
6. Staff Report and Power Point.
7. Entire project folder.

Attorney Harry Heller of 736 Norwich New London Turnpike, Uncasville, and legal representative of the Applicant; gave presentation and entered into record on the Applicant's Exhibit List the following:

1. JENSEN Communities – Preliminary Home Plans (8 pages)

CHAIRMAN PIENIADZ invited comments from public in favor of application three times. There were none. CHAIRMAN PIENIADZ invited comments from public in opposition of application three times. There were none. MOTION was made by COMMISSIONER DESJARDINS; seconded by COMMISSIONER TONER to close the PUBLIC HEARING. VOICE VOTE 9-0-0. PUBLIC HEARING closed at 7:34 p.m.

MOTION was made by COMMISSIONER HILLSBERG; and was seconded by COMMISSIONER DESJARDINS that the Commission finds the special permit /site plan meets the requirements of Section 6, Section 17 and Section 18 of the Zoning Regulations and approves the application of Jensen's Inc. and the plan titled "Site Development Plan Millwood at Old Colchester Road Prepared for Jensen's Inc. 416 Old Colchester Rd, Uncasville, Ct. Prepared by Boundaries LLC dated November 2016 and revised to June 2017."

In doing so the Commission has considered the application, the staff report, the public testimony and the expert testimony and finds that:

1. The proposed use is in harmony with the appropriate and orderly development of the neighborhood and will not hinder or discourage the development of adjacent properties nor impair property value.
2. The location and size of the proposed use, the nature and intensity of operations involved in connection therewith, its site layout and its relation to access streets will not be such that both pedestrian and vehicular traffic to and from the use and the assembly or persons in connection therewith will not be hazardous or inconvenient, nor incongruous with any residential district or conflict with the normal traffic of the neighborhood.
3. The nature and intensity of the operations involved in connection with the proposed use and the site layout and development will not have a negative impact on the environment.

This is a conditional approval. Each and every condition is an integral part of the Commission 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 review. The conditions of approval are:

1. The ZEO must be contacted 24 hours prior to start of construction.
2. An E&S Bond in the amount of \$45,000 must be posted prior to the issuance of a Zoning Permit.

3. The plan sheet as depicted on draft Sheet 11 of 24 showing the location of the underground water storage tank shall be added to the final plan set prior to the Chairman signing the mylars.
4. Post-Construction Requirements note shall be added to the plans that reads as follows: After construction is completed and accepted by the Owner, it shall be the responsibility of the Owner to maintain all drainage structures. In addition, the following inspection and maintenance guidelines shall be the responsibility of the Owner, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter:
  1. Drainage and other Paved Areas: Inspect on a weekly basis for litter and debris. Sweep at least twice a year, with the first occurring as soon as possible after first Snowmelt and the second not less than 90 days following the first.
  2. Catch Basin Sumps: Inspect semi-annually and cleaned when the sump is one half full of silt and/or debris.
  3. Landscaped Areas: Inspect semi-annually for erosion or dying vegetation. Repair and stabilize any bare or eroded areas and replace vegetation as soon as possible.

ROLL CALL VOTE: COMMISSIONERS – IN FAVOR of MOTION: PIKE, SIRAGUSA, POLHEMUS, PIENIADZ, DESJARDINS, TONER, HILLSBERG, ESTELLE, and McNALLY. VOTE: 9-0-0. MOTION CARRIED.

6. Old Business: None

7. New Business:

- a. **217 SUB 3 - 62 Beckwith Road (Map 11 Lot 53) Applicant: Gladys J. Bond, Trustee for One lot subdivision.** COMMISSIONER DESJARDINS made MOTION, seconded by COMMISSIONER TONER to TABLE application to the July 25, 2017 PLANNING & ZONING MEETING. VOICE VOTE 9-0-0. MOTION CARRIED.

8. Zoning Matters:

- a. Liz Burdick –Zoning & Wetlands Officer Report - June 2017

9. Town Planner:

- a. Town Planner discussed the following:
  1. New Legislation P.A. 17-39
  2. Nonconforming use of Buildings
  3. Temporary Health Care Structure
  4. Affordable Housing Section 8-30

5. Mapping of all Drainage Structures in Montville Manor last year; Lathrop Development this year. To form a plan for road reconstruction to be identified in future Capital Plans with Money attached to or set aside through infrastructure improvement plans.

10. Communications: None

11. Other Business:

- a. Town Council Liaison, Joseph Rogulski, discussed his continued and on-going support between the Planning & Zoning Commission and Town Council.

12. Minutes:

- a. Acceptance of Minutes from June 13, 2017 Meeting.

COMMISSIONER HILLSBERG made MOTION, seconded by COMMISSIONER TONER to accept the July 13, 2017 Meeting Minutes. COMMISSIONERS POLHEMUS and McNALLY abstained. MOTION CARRIED.

13. Adjourn:

CHARIMAN PIENAIIDZ adjourned the Special Meeting/Public Hearing at 8:35 pm.

Respectfully submitted,

*Michelle M. Giroux*

Recording Secretary