

Town of Montville
Planning and Zoning Commission
310 Norwich New London Turnpike
Uncasville, Ct 06382

Meeting Minutes of
Tuesday March 26, 2019

1. Call to Order: Commissioner Pieniadz Called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance: All rose to salute the flag
3. Roll Call: Present were Commissioners Pieniadz, Desjardins, Estelle, Polhemus, Siragusa, Longton, Duchesneau, Hillsberg and Toner. Also present were Town Planner Marcia Vlaun, Assistant Planner Colleen Bezanson and Zoning Officer Nancy Woodlock
4. Executive Session: None
5. Public Hearing / Application:
 - a. Proposed Comprehensive Changes to the Town of Montville Subdivision Regulations.

Chairman Pieniadz opened the public hearing at 6:03 pm

The Town Planner read the staff exhibit list into the record:

1. Copy of the Proposed Changes to the Subdivision Regulations
2. Proposed Changes to Subdivision posted in the Town Clerks office on 1/23/2019
3. Copy of legal ad published in the *New London Day* on Friday Feb 15, 2019 and Friday Feb 22, 2019
4. Certified Mail Receipts to Municipalities mailed on 1/23/2019
 - a. Town Clerk, Town of East Lyme
 - b. Town Clerk, Town of Ledyard
 - c. Town Clerk, Town of Norwich
 - d. City Clerk, City of Bozrah
 - e. Town Clerk, Town of Preston
 - f. Town Clerk, Town of Salem
 - g. Town Clerk, Town of Waterford
5. Notice of Cancellation February 26, 2019
6. Copy of legal ad published in the *New London Day* on Friday March 15, 2019 and Friday March 22, 2019

The Town Planner gave a brief a summary of changes which made it consistent with all regulations and State Statues. Discussion Held.

The Chairman asked the public three (3) times for those in favor and in opposition. There was no public comment. The Chairman closed the Public Hearing at 6:14

b. Discussion and Decision: Proposed Comprehensive Changes to the Town of Montville Subdivision Regulations

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER DESJARDINS to adopt the Town of Montville Subdivision Regulations to add those comprehensive changes as proposed in Exhibit 1 as filed in the Town Clerk's office on 1/23/2019. The proposed changes to the Subdivision regulations are intended to replace the existing regulations in their entirety. The effective date of the Subdivision Regulation text change will be April 15, 2019.

Roll call vote. ALL in FAVOR 9-0-0 **Motion Carried**

6. Old Business: None

7. New Business:

- a. **800 Old Colchester Road (Map 30 L 2 & 2-1)** Owner Town of Montville, Applicant Andy Mayshar. Site plan application for Solar Array with fence.

The Town Planner gave a description of the project and read the staff report. She stated that the applicant and staff had met numerous times to address the issue of erosion and sediment control on the site. The final Town Engineer comments had been turned into conditions of approval. Discussion was held regarding the outstanding issues with the erosion and sediment controls.

A MOTION was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER DUCHESNEAU that The Commission Deny the application because of the proposed erosion and sediment control system and the extent of the conditions. The Chairman asked for a roll call vote. In favor is to deny the site plan, opposed is to approve the plan. In FAVOR were COMMISSIONERS LONGTON, POLHEMUS, ESTELLE, TONER, HILLSBERG and DUCHESNEAU. In Opposition were COMMISSIONERS SIRAGUSA, PIENIADZ, and DESJARDINS. 6-3-0 **Motion to DENY Carried.**

Councilor Pike, the Planning and Zoning Liaison requested permission to address the Commission regarding who needs to approve activity being conducted on Town property. Councilor Pike clarified that the Town owns every piece of property the Board of Education sits on. The Town Planner asked Councilor Pike if any new plans or submission need to go to the Town Council and he said the Town Council would like to get it (site plan) and approve this as a legislative body. He stated that the Councilors, as a whole, believe this is Town property and the Board of Education does not have the permission to do this project without their permission.

- b. **(219 SITE 5) 1368 Route 85 (Map 2 Lot 2-A)** Owner / Applicant Drew Kenny. Site plan for Office and Outside Storage

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER LONGTON to continue until next meeting April 23, 2019

Voice Vote ALL if Favor 9-0-0 **Motion carried**

- c. **(219 SITE 6) 393 Butlertown Rd (Map 5 Lot 27-4)** Owner / Applicant
Advanced Improvements, LLC Site Plan for commercial garage, warehouse
and office
A MOTION was made by COMMISSIONER DESJARDINS and seconded by
COMMISSIONER TONER to continue until next meeting April 23, 2019
Voice Vote ALL if Favor 9-0-0 **Motion carried**

- d. **Capital Improvement Plan 2020-2024**
The Town Planner handed out Road Improvement Capital Plan and Capital
Budget. She gave a description on the plan and budget. Discussion was held.
COMMISSIONER SIRAGUSA and seconded by COMMISSIONER TONER
made a MOTION to send a FAVORABLE RECOMMENDATION to the Town
Council for the approval of the Road Improvements Capital Plan.
Voice Vote ALL if Favor 9-0-0 **Motion carried**

The Commission received the General & Board of Education Capital Budget.
Discussion was held. A Motion was made by COMMISSIONER LONGTON
and seconded by COMMISSIONER DESJARDINS to continue until the next
meeting.

Voice Vote ALL if Favor 9-0-0 **Motion carried**

8. Zoning Matters:

Zoning Enforcement Officer Nancy Woodlock gave a summary of the January,
February and March report.

9. Town Planner:

The Town Planner talked about a grant she applied for and received which is to
fix traffic flow around Route 32 and Route 163.

10. Communications: None

11. Other Business:

- a. The Planner asked if the Commission would be able to make a Special
Meeting on April 9, 2019. The consensus was yes.
- b. CHAIRMAN PIENIADZ presented COMMISSIONER HILLSBERG
with a plaque thanking him for his years of service to the Commission.

12. Minutes:

A Motion was made by COMMISSIONER LONGTON and seconded by
COMMISSIONER TONER to accept the meeting minutes from the January 22,
2019 meeting. COMMISSIONER HILLSBERG Abstained

Voice Vote ALL if Favor 9-0-1 **Motion carried**

13. Adjourn: 7:45

Respectfully submitted,

Tiffany Williams, Recording Secretary