

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

**Meeting Minutes of**  
Tuesday July 23, 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, Toner, Siragusa, Longton, Duchesneau, Polhemus and Estelle. Also present was Assistant Planner Collen Bezanson.
4. Executive Session: None
5. Public / Application: None
6. Old Business: None
7. New Business:

- a. **(219 SITE 14) Owners: WERN, LLC, Norwich Roman Catholic Diocesan Corporation and Mohegan Hill Montville, LLC /Applicant: Mohegan Hill Montville, LLC:** Site plan application for Phase 1-D of Verde Hills for Data Storage Buildings on the property located at 1741 & 1751 Route 32 (Map 94 Lots 36 & 35), Portion of 1593 Route 32 (Map 41 Lot 3), Derry Hill Rd (Map 34 Lot 40), 43R Driscoll Dr (Map 42 Lot 12) and Massapeag Side Road (Map 42 Lot 12).

Assistant Planner Colleen Bezanson read the staff report and described the addition of three data buildings. Discussion was held.

A MOTION was made by COMMISSIONER TONER and seconded by COMMISSIONER SIRAGUSA that the Commission finds that the site plan meets the requirements of Section 11, Section 14A and Section 17 of the Zoning Regulations and approves the site plan and application for Mohegan Hill Montville LLC for data storage buildings on the properties located at Map 094-035-000- 1751 Route 32; Map 094-036-000 -1741 Route 32; 041-003-000 (partial)- 1593 Route 32; Map 34 Lot 40 – Derry Hill Rd, Map 42 Lot 11- 43R Driscoll Dr and Map 42 Lot 12- Massapeag Side Road as shown on the plan titled “Proposed Phase 1- Section D Site Improvements for Verde Hills; Route 32 Town of Montville, Connecticut, Prepared for Mohegan Hill Montville, LLC, Prepared By Stadia Engineering Associates dated July 9, 2019” with the following conditions:

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. All parcels in the OZ shall be consolidated as one parcel- Attachment A
2. WPCA capacity letter shall be provided prior to the issuance of a Zoning Permit

3. OSTA, DEEP Stormwater; and District 2 permits shall be provided prior to the issuance of a Zoning Permit
4. The retaining wall design calculations and details, including manhole drops, shall be submitted for review prior to the start of construction and the applicants' structural engineer shall be involved throughout the construction to evaluate field conditions, and shall provide a final certification that the wall is constructed in accordance with the approved design.
5. A final drainage report shall be submitted prior to the issuance of a Zoning Permit when the building sizes are determined.
6. Test holes shall be performed in the areas of the proposed infiltration system prior to the issuance of a Zoning Permit.
7. There shall be no increase in peak flow amounts following development.
8. Handicap access and spaces will require final approval from the Building Inspector.
9. Lighting shall comply with Section 18.4 of the Zoning Regulations
10. Fire Marshal shall have final location approval for Hydrants and fire lanes and other applicable Fire Code Requirements
11. The applicant shall post a \$5000.00 erosion and sediment control bond prior to the start of construction.
12. 62.3+/- acres are to be conveyed from the Norwich Catholic Diocesan Corporation and 2.41 acres are to be conveyed from Wern LLC (frontage parcels).

Attachment 'A'

Map/Lot	Address
034-039-000	190 Derry Hill Road
034-040-000	Derry Hill Road
034-088-000	162 Derry Hill Road
042-003-000	174 Massapeag Side Road
042-004-000	Massapeag Side Road
042-004-00A	226 Massapeag Side Road
042-004-0A1	Massapeag Side Road
042-005-000	Massapeag Side Road
042-007-000	238 Massapeag Side Road
042-008-000	266 Massapeag Side Road
042-008-00A	260 Massapeag Side Road
042-008-00B	252 Massapeag Side Road
042-008-00C	246 Massapeag Side Road
042-009-000	272 Massapeag Side Road
042-011-000	43R Driscoll Drive
042-011-00A	47 Driscoll Drive
042-011-00B	43 Driscoll Drive
042-012-000	Massapeag Side Road
094-035-000	1751 Route 32
094-036-000	1741 Route 32
041-003-000	1593 Route 32 (62.3 acres+/-)

Roll Call Vote ALL if Favor 8-0-0 **Motion carried**

- b. **(219 SITE 15) Owner / Applicant Roger & Linda Phillips:** Site Plan application for mini-golf course and a two cart tracks with accessory building for the property located at 1650 Route 85 (Map 11 Lot 2-A)

A MOTION was made by COMMISSIONER ESTELLE and seconded by COMMISSIONER DESJARDINS to continue until the August 8, 2019 meeting.

ALL if Favor 8-0-0 **Motion carried**

8. Zoning Matters: None  
9. Town Planner: None  
10. Communications: None  
11. Other Business: None  
12. Minutes:

- a. Approval of June 25, 2019 minutes

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER TONER to accept the minutes of the June 25, 2019 meeting.

In Favor 7-0-1 COMMISSIONER ESTELLE abstained **Motion carried**

13. Adjourn:

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER DESJARDINS to adjourn.

ALL if Favor 8-0-0 **Motion carried**

Meeting adjourned 6:19 pm.

Respectfully submitted,

*Tiffany Williams*, Recording Secretary