

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

Meeting Minutes of
Tuesday August 25, 2020 Virtual Regular/Public Hearing Meeting

1. Pledge of Allegiance: All rose to salute the flag
2. Call to Order: Commissioner Pieniadz called the meeting to order at 6:00 p.m.
3. Roll Call: Present were Commissioners Pieniadz, Pike, Estelle, Siragusa, Duchesneau, Desjardins, Longton and Lundy. Also present were Town Planner Marcia Vlaun and Assistant Planner Colleen Bezanson.
Chairman Pieniadz welcomed Sara Lundy to the Commission
4. Executive Session: None:
5. Public Hearing / Application:
 - a. (220 SUB 3) Owner / Applicant: Robert A. Tringe and Judith M. Tringe 167 Meetinghouse Lane (046-050-00B) An application for 1 lot resubdivision

Chairman Pieniadz opened the Public Hearing at 6:02. The Town Planner read the staff exhibit list into the record:

Staff Exhibits:

1. Copy of legal ad published on the Town Website on August 13, 2020
2. Application and Plan titled Subdivision Plan Prepared for JWR Associates 234 Simpson Lane Montville, Ct Prepared by Advanced Surveys, LLC date November 2019 and revised to 4/20/2020
3. Copy of the Uncas Health Approval letter dated 8-20-2020
4. Staff Report dated August 25, 2020
5. Complete Project Folder

She explained to the Commission that the Inland Wetland Commission did not approve the application because there was no quorum at their last meeting and therefore the public hearing needed to be continued to await their comments

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER SIRAGUSA to continue this application until the September 22, 2020 meeting

Roll Call ALL in FAVOR 8-0-0 **Motion Carried**

6. Old Business:

- a. (220 SITE 5) Owner: Leemits Petroleum /Applicant Shanahi, Inc. 612 Route 82 (058-009-00A) A Site Plan Application for tank replacement, building addition and signs.

The Town Planner read the staff report and explained to the Commission that the plan had been reviewed numerous times and the comments from the Town Engineer and Uncas Health still had not been addressed and the plan does not meet the requirements of Sections 10 and 17 of the Regulations. Therefore staff recommends denial of application.

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DUCHESNEAU to DENY the application of Shahani Inc. for the proposed gas station expansion at 612 Route 82 (Map 58 Lot9A). The applicant has not addressed the comments of the Town Engineer or the Uncas Health District and has not satisfied the Requirements of Sections 10 and 17 of the Regulations.

Roll Call ALL in FAVOR of DENIAL 8-0-0 **Motion Carried**

Due to communication difficulties Commissioner Lundy indicated via GoToWebinar chat the she was in favor of the denial.

- b. (220 SITE 6) Owner/Applicant: JNE Holdings LLC 254 Route 32 (069-065-000) Site Plan Application for the Conversion of former group home into a multifamily, three (3) units

The Town Planner read the staff report. She explained how it was a former group home whose residential use was not abandoned. The main concern was the access which was resolved under the driveway access and maintenance agreement filed on the land records. Discussion was held

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER SIRAGUSA and finds that the site plan meets the requirements of Section 4.9 and Section 17 of the Zoning Regulations and approves the application of the JNE Holdings LLC and the plan titled “Residential Alterations for JNE Holdings LLC 254 Route 32 Uncasville, Ct. Drawings by Geoffrey Craig Williams, Architect pages 1-6”

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 hrs prior to start of construction and a Zoning Permit must be filed for prior to construction.
2. The handicap space must be approved by the Building Official
3. The water supply must be approved by the WPCA
4. Signature blocks must be added to the plan
5. Revised plan date must be changed to say 8/11/2020 instead of 11/8/2020
6. Prior to the signature of the Chairman the applicant shall submit digital data to the office as required by Section 17.3 of the Zoning Regulations

Roll Call ALL in FAVOR 8-0-0 Motion Carried

7. New Business:

- a. (220 SITE 8) Owner: Patterson Bros Properties, LLC / Applicant: Driveway Guys, 161 Leffingwell Road (062-015-000) Site plan review for Self-Storage Facility

The Town Planner read the staff report. She explained how the site is a depleted gravel pit and that the storage units would be suitable for the area because there would not be that much traffic. Engineer Ellen Bartlett (Greensite) answered questions and discussion was held

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER LONGTON that the Commission finds that the site plan meets the requirements of Section 12 and Section 17 of the Zoning Regulations and approves the application of the Driveways Guys and the plan titled "Self-Storage Facility 161 Leffingwell Rd Montville, CT. Owner: Patterson Bros Properties LLC Applicant: Driveway Guys prepared by Greensite Designs Sheets 1-8 dated July 2020 and revised to 8/13/2020"

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 hrs prior to start of construction and a Zoning Permit must be filed for prior to construction.
2. A bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit for Erosion and Sediment Control and Site Plan Compliance
3. The handicap spaces shall both be shown on the plans as a van space as per the detail per the Building Department comments.

4. The comments of the Uncas Health District in their approval letter of August 11, 2020 must be addressed.
5. Prior to the signature of the Chairman the applicant shall submit digital data to the office as required by Section 17.3 of the Zoning Regulations
6. 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 regular basis not to exceed weekly 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.

Roll Call ALL in FAVOR 8-0-0 Motion Carried

- b. (220 SUB 2) Owner: Jeannette C. Pieniadz / Applicant: JWR Associates 234 Simpson Lane (038-049-000). Request for ninety (90) day extension for the filing of the subdivision Mylar's

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER LONGTON to approve the 90 day extension for the filing of the Mylar's of the subdivision plans titled "Subdivision Plan Prepared for JWR Associates 234 Simpson Lane Montville, Ct Prepared by Advanced Surveys, LLC date November 2019 and revised to 4/20/2020" with a new filing date of on or before December 27, 2020

Roll Call Vote Seven (7) in FAVOR one (1) Abstention (Pieniadz) 7-0-1 Motion Carried

- c. (220 SITE 1) Owner: Asif Choudhry Applicant: Deer Run Stables, LLC, 1499 & 1505 Route 85 (Map 5 Lots 23-A & 24-A) Special Permit/Site Plan review for a gasoline/convenience store facility

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER SIRAGUSA to schedule a public hearing for the September 22, 2020 meeting

ALL in FAVOR 8-0-0 Motion Carried

8. Zoning Matters: None
9. Town Planner:

The Town Planner spoke to the Commission about three (3) grants. The first grant is the STEAP grant which would be for The Montville Community Center. Upgrades would include A/C, Gym floor and radiator guards. Second is LOTCIP which is in conjunction with Norwich and involves New London Turnpike with repaving and new sidewalks. The third one is Community Connectivity and at the northwest end on the casino. A six-way intersection, Route 32, Holly Hill, Fitch Hill, Trading Cove, New London Tpke and rear entrance to casino. Possible crosswalks to add to pedestrian safety

10. Communications: None

11. Other Business:

12. Minutes:

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DUCHESNEAU to accept the meeting minutes of the July 28, 2020 meeting.

Six (6) in FAVOR Two (2) Abstention (Desjardins, Lundy) 6-0-2 **Motion carried**

13. Adjourn: 7:50

Respectfully submitted,

Tiffany Williams, Recording Secretary