

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

Meeting Minutes of
Tuesday, April 27, 2021 Hybrid Regular Meeting

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, Pike, Siragusa, Desjardins, Estelle, Dushesneau, Lundy and Kobyluck. Also present were Zoning Enforcement Officer Tiffany Williams and Assistant Planner Colleen Bezanson. Absent was Commissioner Longton.
4. Executive Session: None
5. Public Hearing/Application: None
6. Old Business: None
7. New Business:
 - a. 221 SITE 2– 42 Pink Row (Map 74 Lot 38), Uncasville, CT – Applicant: Dakota Partners, Inc., Owner: Ox Owner, LLC, Renewal of permit 216 SITE 1 for the adaptive reuse of existing manufacturing buildings to multi-family residential dwelling units with associated site amenities. The Assistant Town Planner read the staff report and explained that the site plan was approved on October 16, 2016 and expires this year. Since the approval of that site plan, the number of units has been reduced from 77 to 72. The applicant is requesting a five year extension of the site plan approval. Discussion was held.

A MOTION was made by COMMISSIONER PIKE and seconded by COMMISSIONER DESJARDINS. The Commission approves the renewal of 216SITE1 Dakota Partners, Inc for the adaptive re-use of the existing manufacturing buildings to multi-family residential dwelling units with associated site amenities on the property located at 42 Pink Row (Map 74 Lot 38) as shown on the revised maps per DEEP titled:

- “Oxoboxo Lofts 42 Pink Row Uncasville, Ct Map 074 Lot 038 Prepared for Dakota Partners, Inc. Prepared by BSC Group Pages 1-30 dated September 1, 2016 and revised to July 2020”
- “Oxoboxo Lofts 42 Pink Row Uncasville, CT FMC scope of work construction Pages1-18 Prepared By Malone & MacBroom, BSC Group, Morrissey Engineering, LLC & Ztech Engineers
- “Oxoboxo Lofts Building J Stabilization Pages 1-3 Prepared by Yantic Rover Consulting, LLC dated December 17, 2020.

The Commission has received a flood certification letter from BSC group dated July 15, 2019.

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. Contact the Zoning Officer prior to start of construction.
2. The E&S Bond in the amount of \$29,500.00 will remain in place until completion of the project
3. A fire flow test will be conducted to determine design requirements for the fire protection systems as per the WPCA department's specifications.
4. No plantings shall be placed in front of a sprinkler connection or hydrant five feet of clearance is required.
5. Post-Construction Requirements: 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 the first snowmelt and the second not less than 90 days following the first.
 2. **Catch Basin Sumps:** Inspect semi-annually and clean 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.

This permit is valid for an additional 5 years.

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

- b. 1570 Route 163 (Map 57 Lot 21), Oakdale, CT – Applicant/Owner: Scott & Deborah Brusseau, Application for Home Occupancy to park company truck at residence. The Assistant Town Planner read the staff report and explained that a complaint was received from a neighbor regarding the parking of a commercial vehicle in a residential zone. The Applicant spoke on his behalf. Discussion was held.

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER PIKE that The Commission finds this activity does not require a Home Occupation Permit per the regulations and the parking of the vehicle is not restricted by the regulations.

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

8. Zoning Matters:
 - a. The Zoning Officer read her March Zoning Officer Report to the Commission.
 - b. The Zoning Officer reported on an expired temporary Zoning Permit at 8 Laurel Point Drive. Mr. Bronson was to remove two storage units within the six month period. One unit remains and Mr. Bronson has requested another extension due to covid. Discussion was held and the Commission agreed to a 2 month extension to June 30, 2021. They advised the Zoning Officer to take further action if the unit is not removed in this time frame.
9. Town Planner: None.
10. Other Business: Review Capital Plan – Each Commissioner received a copy and will review for discussion at the May 25, 2021 Planning and Zoning Commission meeting.
11. Minutes:
 - a. A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER LUNDY to accept the meeting minutes of the March 23, 2021 meeting.

Six (6) in FAVOR Two (2) Abstention (Commissioners Estelle and Ducheneau) 6-0-2 **Motion Carried**

- b. A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER SIRAGUSA to accept the meeting minutes of the April 13, 2021 special meeting.

Seven (7) in FAVOR One (1) Abstention (Commissioner Ducheneau) 7-0-1 **Motion Carried**

12. Adjourned 6:55 p.m.

Respectfully submitted,

Meredith Badalucca
Recording Secretary