

**Town of Montville
Planning and Zoning Commission
310 Norwich New London Turnpike
Uncasville, CT 06382
Meeting Minutes of
Tuesday, November 9, 2021, Regular Meeting**

1. Call to Order: Chairman 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, Lundy and Kobyluck. Also present were Planning Director Liz Burdick, Assistant Planner Colleen Bezanson and Zoning Enforcement Officer Tiffany Williams. Absent were Commissioners Estelle, Longton and Duchesneau.
4. Executive Session: None.
5. Public Hearings/Applications: None.
6. Old Business:
 - a. PZ# 221-1 POCD – Application of the Montville Planning & Zoning Commission for 2021 Proposed Amendments to the 2010 Montville Plan of Conservation and Development. (*PH set for 12/14/21 – No Action Required*). The Planning Director gave an update as to whom we are waiting to receive comments from. The PH will be opened on 12/14/21 and most likely continued to 1/25/2022 in order to receive all comments.
7. New Business:
 - a. 221 SITE 4 – 1967 – 1981 Route 32 (099-061, 062, 064, 068, &067) Applicant: Garrett Homes, LLC Owner: Deborah Parker, Trustee of the Doris Antonino Family Trust - Proposed Retail Development including construction of an about 10,700SF retail building (*Submitted 10/29/21, Date of Receipt 11/9/21, Decision Required Date 1/12/22*). The Planning Director read her staff report and gave a brief description of the project. She noted that lot 66 is also included. Matthew Bruton of BL Companies and Doug Grunert of BKA Architects spoke on behalf of the applicant. Discussion was held.

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to table the application until December 14, 2021.

ALL in FAVOR 6-0-0 Motion Carried
 - b. Discussion of Public Act 21 and Legislation Impacting Development & Land Use Procedures. The Planning Director explained what is required for the Accessory Dwelling Units and Adult-Use Cannabis portions of the Act. Discussion was held and will be continued at the December 14, 2021 meeting. The Planning Director will also discuss Adult-Use Cannabis with the Town Council.
8. Zoning Matters: None

9. Town Planner Report: Working on organizing various grants as well as PA 21-29.

10. Other Business:

a. Election of officers.

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to appoint Sara Lundy as Chairperson, Wills Pike as Vice Chairman and John Desjardins as Secretary.

ALL in FAVOR 6-0-0 **Motion Carried**

b. Approval of meeting dates for January 2022 – January 2023.

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to approve the meeting dates for January 2022 – January 2023.

ALL in FAVOR 6-0-0 **Motion Carried**

11. Correspondence: None

12. Minutes:

a. A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER PIKE to accept the meeting minutes of the October 26, 2021 Public Hearing/Regular Meeting

FIVE (5) in FAVOR One (1) Abstention (Commissioner Kobyluck) 5-0-1

Motion Carried

13. Adjourned 7:13 p.m.

Respectfully submitted,

Meredith Badalucca, Recording Secretary