

DRAFT

approved by the Commission on \_\_\_\_\_  
TOWN OF MONTVILLE  
**MEETING MINUTES**  
**PLANNING & ZONING COMMISSION**  
310 NORWICH NEW LONDON TPKE.  
PHONE (860) 848-8549 x379 Fax (860) 848-2354  
June 25, 2013

1. **Call to Order.** Acting Chairman Mastrandrea called the June 25, 2013 meeting of the Montville Planning & Zoning Commission to order at 7:05 p.m. in the Town Council Chambers.
2. **Pledge of Allegiance.** All rose and pledged the flag.
3. **Roll call and seating of Alternates:**  
**COMMISSION MEMBERS PRESENT:** Commissioners Desjardins, Katske, Mastrandrea, Polhemus, Siragusa, Toner, and Alternate Commissioner Bolles. (6 regular members and 1 alternate)  
**COMMISSION MEMBERS ABSENT:** Commissioners Ferrante, Jurczyk, Pieniadz, and Alternate Commissioner Yeitz (3 regular members and 1 alternate).  
Alternate Commissioner Bolles was seated for Commissioner Jurczyk.  
**STAFF PRESENT:** Thomas Sanders, Assistant Planner/Zoning Enforcement Officer.
4. **Executive Session:** none
5. **New Business:**
  1. **Action items:**
    - a.) **Maintenance Bond Release Request Fawns View, LLC:** A request for the release of the one (1) year Maintenance Bond on Fawn's Meadow Road which was effective upon the date of the road acceptance by the Montville Town Council (February 15, 2012) in the amount of \$39,317.50. Discussion was held. A **MOTION** was made to **RELEASE** (the maintenance bond) by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS**. Discussion was held. Voice vote. 7-0-0 All in favor. **MOTION CARRIED.**
    2. **Not ready for action:** none
6. **Public Hearings:** none
7. **Old Business:**
  1. **Action Items:**
  2. **Not Ready For Action:** none.
8. **Zoning Matters:**
  1. **Action Items:**
  2. **Non-Action Items:** none.
  3. **Zoning Officer's Report:** Report was distributed to the Commission, Discussion was held. Discussion was held regarding 375 Maple Avenue and the Cease & Desist Order that was sent due to animals on the property. The Commission will schedule a hearing and place a notice of violation on the property once the ZEO checks with Uncas Health to see if they have jurisdiction due to waterfowl in the area. Discussion was held.
9. **Communications:** A letter from the Town of East Lyme dated 6/13/13 was read into the record. The letter outlines the fire service connections that East Lyme will be providing to

Montville and was accompanied by a map that identifies the location of the transmission main.

A letter was received from the Town of Preston relative to a change in their regulations on the definition of restaurants. Staff also informed the Commission of the Mohegan press release on their expansion.

**10. Minutes:**

- a.) Acceptance of the minutes from the regular meeting of May 28, 2013. A **MOTION to APPROVE** (the minutes) was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. 6-0-1 with Commissioner Mastrandrea abstaining. **MOTION CARRIED.**

**11. Other business to come before the Commission:**

**12. Adjourn:** The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Judy A. LaRose  
Recording Secretary

**AN AUDIO RECORD OF THE MEETING IS ON FILE IN THE MONTVILLE TOWN CLERK'S OFFICE**