

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE.
UNCASVILLE, CT. 06382
PHONE (860) 848-8549 x379 Fax (860) 848-2354
MEETING MINUTES
Tuesday, March 25, 2014 7:00 p.m.
LOCATION: TOWN HALL – Council Chambers

1. **Call to order.** Chairman Pieniadz called the March 25, 2014 meeting of the Montville Planning & Zoning Commission to order at 7:00 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 Pieniadz, Desjardins, Toner, Yeitz, Siragusa and Alternate Commissioner Bolles. (6 regular members and 1 alternate).
COMMISSION MEMBERS ABSENT: Commissioner Polhemus. Alternate Commissioner Bolles was seated for Commissioner Polhemus. **STAFF PRESENT:** Marcia Vlaun, Town Planner
4. **Executive Session:** None

A MOTION was made by COMMISSIONER SIRAGUSA; SECONDED by COMMISSIONER TONER to Add item 5.1.C: Release of a maintenance bond 9R Burlake LLC Phase I to the agenda. Voice vote 7-0-0. All in favor. **MOTION CARRIED**

5. New Business:

1. Action items:

- a. **Thomas G. Faria Corp:** Site plan review for the construction of a “Pad Ready” site to be used for a future expansion of the Thomas G. Faria operations and facility located at 42 Pink Row, Montville CT. As shown on Assessor’s Map 74 Lot 38. A MOTION was made by COMMISSIONER SIRAGUSA; SECONDED by COMMISSIONER TONER to Continue to the next meeting. Voice vote 7-0-0. All in favor. **MOTION CARRIED**
- b. **§8-24 Review:** For the discontinuance of a portion of Maynard Road. As shown on Assessor’s Map 58. The Town Planner explained how the Commission had already sent comments to the Town Council in November of 1995. At that time the Town Council made an error and the whole road was abandoned. The current Town Council has asked the Commission to help them to remedy the situation by conducting the §8-24 Review again so that only a portion would be abandoned/discontinued. Discussion was held. A MOTION was made by COMMISSIONER TONER;SECONDED by COMMISSIONER DESJARDINS: In accordance with section 8-24 CGS to recommend to the Town Council that the section of Maynard Road, so called, as described below be abandoned/discontinued by the Town of Montville. It should be noted that the Town does not convey by deed. Title vests with the abutters after the abandonment has been lawfully approved.

A certain tract or parcel of land situated in the Town of Montville, County of New London and State of Connecticut, and being more particularly bounded and described as follows:

Commencing at a point situated on the northerly side of Connecticut Route 82 and being in the southeasterly corner of land of B&B Property Holdings LLC; thence N 29°-04'-15"W 139.92 feet to an iron pin (recovered); thence N 29°-03'-53"W, 69.48 feet to an iron pin (recovered) situated in the northeasterly corner of land now of B&B Property Holdings LLC; thence northeasterly to the northwesterly corner of land of Barbara Champion and Gloria Nelson; thence southeasterly along the northwesterly property line of Barbara Champion and Gloria Nelson 238.00 feet to the southwesterly corner of land of Barbara Champion and Gloria Nelson abutting on Connecticut Route 82; thence westerly along the northerly line of Connecticut Route 82; 40.00 feet, more or less, to point of beginning.

ROLL CALL VOTE: DESJARDINS-FAVOR, FERRANTE-FAVOR, PIENIADZ-FAVOR, SIRAGUSA-FAVOR, TONER-FAVOR, YEITZ-FAVOR, BOLLES-FAVOR. All in Favor (7-0-0) – **MOTION CARRIED**

- c. **Release of Maintenance Bond for 9R Burlake LLC Phase I:** The Town Planner explained that the maintenance bond has been in place for over a year and asked that the remaining amount of the Dime Bank Letter of Credit #2010326 be released. An inspection was made by the Town Engineer and there were no issues. A MOTION was made by COMMISSIONER SIRAGUSA; SECONDED by COMMISSIONER DESJARDINS to Release the bond. All in favor (7-0-0). **MOTION CARRIED**

2. Not ready for action: None

6. Public Hearings: None

7. Old Business:

1. Action Items: None

2. Not Ready For Action: None

8. Zoning Matters:

1. Action items:

- a. Discussion of New Building Regulations on sheds and decks under 200 sq. ft. The Town Planner explained that there was some confusion with the wording of the new Building Regulations and that she was going to ask Attorney Branse for clarification. She would report back to the Commission at the next meeting

2. Non-Action Items: None

3. Zoning Officer's Report. A copy of the Zoning Officer's report was provided to the Commission

9. Communications:

- a. The GIS system will be live in April.
- b. Letter from DOT asking the Town to take Fort Shantok Rd. Staff has meeting with the DOT and Mayor on March 26th to discuss improvements.
- c. Proposed Mohegan Tribal Expansion traffic study: Mohegan Tribe plans to expand to include a theatre multiplex and bowling alley. The local traffic authority (Mayor/Chief of Police) has to sign off on the traffic study. Staff has major concerns about the local traffic draw and the impacts to the local roads

that are not addressed in the Tribe's study. A letter is being drafted to the State Traffic Commission that states that the Town does not agree with the study and is asking for a traffic analysis at the lights and the capacity at the intersections. This letter will be sent to the mayor to sign.

10. Minutes:

a. Acceptance of the minutes from the meeting of March 11, 2014. MOTION by COMMISSIONER SIRAGUSA;SECONDED by COMMISSIONER TONER to APPROVE the minutes. Voice Vote- (6-0-1) COMMISSIONER FERRANTE ABSTAINED. **MOTION CARRIED**

11. Other business to come before the Commission:

a. Councilor Longton stated that the Town Council was awaiting the Commission's decision regarding Maynard Rd. The decision would allow the Council to remedy the situation. He also indicated that the portion of the road that will remain will be brought up to code.

12. Adjourn: The meeting adjourned at 7:45

NOTE: NO NEW BUSINESS WILL BE DISCUSSED AFTER 10:30 P.M. AND ALL COMMISSION BUSINESS WILL CEASE AT 11:00 P.M. ANY UNFINISHED BUSINESS WILL BE CONTINUED TO THE NEXT MEETING.