

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
October 27, 2009**

1. **Call to Order.** Chairman Marcus called the October 27, 2009 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 Baron, Desjardins, Ferrante, Marcus, Mastrandrea, Pieniadz, Polhemus, and Toner. (8 regular members)
COMMISSION MEMBERS ABSENT: Commissioner Siragusa. (1 regular member)
STAFF PRESENT: Zoning Enforcement Officer, Thomas Sanders.
4. **Executive Session:** none
5. **Public Hearings:**
 - a) **9R Burlake:** An application for a Special Permit for a 40 Lot Cluster Subdivision located on the property at 120 Gay Hill Road, Uncasville, CT As shown on Assessor's Map 23 Lot 3.
 - b) **9R Burlake:** An application for a Special Permit for proposed interior lots located on the property at 120 Gay Hill Road, Uncasville, CT As shown on Assessor's Map 23 Lot 3.
 - c) **9R Burlake:** An application for a 40 Lot Subdivision located on the property at 120 Gay Hill Road, Uncasville, CT As shown on Assessor's Map 23 Lot 3.

Chairman Marcus opened the Public Hearings on all three applications at 7:02 p.m. The Chairman informed the Public of the hearing procedures. Chairman Marcus read into the record a letter received from the applicant's Attorney requesting that the Public Hearings (all three) be continued until the 12/8/09 meeting. Chairman Marcus also advised the Public that a letter that was distributed in some mailboxes was not generated by the Commission. The Chairman informed the Public that they were welcome to comment even though the applicant and staff were not giving their presentation tonight. The following chose to give comments and some reserved the right to come back with further comments after presentations are made. **PUBLIC:** Opposition: Trudy Aleuk of 57 Swanty Johnson Road; Virginia Marion of 29 Hillcrest Drive; Rick Kiggins of 42 Swanty Johnson Road; Gina Rogidou of 28 Swanty Johnson Road; Robert Sty. Pierre of 16 Swanty

Johnson Road; Ron Egnor of 36 Gay Hill Road; Dennis Clark of 159 Gay Hill Road; Leonard Szczygiel of 95 Gay Hill Road; Carla Chacho of 239 Gay Hill Road; and Frank Bayer of 64 Swanty Johnson Road. The preceding spoke in opposition to the proposals with concerns that included but were not limited to water supply, drainage including runoff, silt, traffic, accidents, burden on existing schools and town services or infrastructure, commission activity, E&S plan submission, high groundwater, environmental impact study. (*for a more detailed record refer to the audio recording)

Public Exhibit #1. Letter from Keith Jensen was read into the record. His concerns included density of the buffer areas and groundwater runoff. A **MOTION** was made to **CONTINUE** (the Public Hearings) **to the December 8th meeting**, by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. 8-0 All in favor. **MOTION CARRIED.**

The Commission took a break from 7:40 p.m. to 7:49 p.m. when the meeting re-opened.

6. New Business:

1. **Action items:** none

7. Zoning Issues: see below #12

8. Old Business:

1. **Action Items:** none

2. **Not Ready For Action:**

a) **Robert Sachs, Trustee:** Conceptual Review for a cluster subdivision to be located on the property at 316 Chapel Hill Road, Oakdale, Ct As shown on Assessor's Map 35 Lot 1. Staff advised - Not ready - continued.

b) **Cornerstone Baptist Church:** An application for Site Plan Review for the construction of an addition on the property located at 900 Route 163, Oakdale, CT. As shown on Assessor's Map 46 Lot 2. Staff advised - Not ready - continued.

9. Communications: Staff: Staff informed the Commission that we had received letters from the Town Council re-appointing Commissioner Baron and Polhemus to the Commission. **Commission:** none.

10. Minutes:

Acceptance of the minutes from the Regular meeting of October 13, 2009. A **MOTION** was made by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER TONER** to **ACCEPT** the minutes. Voice vote. 8-0 All in favor. **MOTION CARRIED.**

11. New Business:

1. **Non-Action items:**

2. **John Mann McCloy Subdivision** A request for the release of the Maintenance Bond relative to the cul-de-sac at the end of Elberta Place (continuation of existing road) in the amount of \$4,150.00 (10% of the original Bond amount of \$41,500.00). Staff advised – not ready – continued.

12. Zoning Issues:

Staff informed the Commission of a recent issue involving a fire at a property located on Fort Shantok Road. The property owner was cited for the operation of an illegal boarding house

and the information has been forwarded to the Assistant State's Attorney's Office for further action. Discussion was held. .

13. Other business to come before the Commission:

a.) Plan of Conservation and Development. Discussion was held.

14. Adjourn: The meeting adjourned at 8:00 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