

**TOWN OF MONTVILLE
 PLANNING & ZONING COMMISSION
 310 NORWICH NEW LONDON TPKE
 PHONE (860) 848-8549 Fax (860) 848-2354
 MEETING MINUTES
 February 23, 2010**

1. **Call to Order.** Chairman Marcus called the February 23, 2010 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 Desjardins, Ferrante, Polhemus Siragusa, Marcus, Mastrandrea, and Toner. (7 regular members)
COMMISSION MEMBERS ABSENT: Commissioners Pieniadz and Baron. (2 regular members)
STAFF PRESENT: Marcia A. Vlaun, Town Planner, Zoning Enforcement Officer, Thomas Sanders and Inland Wetlands Officer, Colleen Bezanson.
4. **Executive Session:** none
5. **Public Hearings:** none
6. **New Business:**
 1. **Action items:** none
7. **Zoning Issues:**
 1. **Action items:** none
8. **Old Business:**
 1. **Action Items:**
 - a.) **Plan of Conservation and Development Public Workshop:** Staff gave a Power Point presentation on the proposed Plan of Conservation and Development. Each section was presented with a synopsis of its contents. Handouts of the Plan Implementation, Future Land Use Map, Park and Heritage Map and comment sheets were distributed to the public. Staff advised all of the requirements of the State of Connecticut regarding the Plan of Conservation and Development. A question and answer/comment period was held. Legalities including timelines and the required procedures were explained. Discussion was held.

The Commission took a break from 8:15 to 8:28 p.m. when the meeting was called back to order.

A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER SIRAGUSA** to **SCHEDULE the Public Hearing** for the **Plan of Conservation and Development** for **April 13, 2010** at 7:00 p.m. Voice vote. 7-0-0. All in favor. **MOTION CARRIED.**

2. Non-Action items:

a.) **Halifax Realty, LLC:** An application for a Site Plan Review for the construction of a one story 7,200 sq. ft. retail/office building and related site improvements located on the property at 1951 & 1957 Route 32, Uncasville, CT As shown on Assessor's Map 99 Lots 69 &70. A **MOTION** was made to **CONTINUE** by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**

9. Communications: Staff: Staff had no correspondence. The Chairman advised that he had received a newsletter from CT. Transportation Institute and APA Brochure.

10. Minutes:

a) Acceptance of the minutes from the Regular meeting of February 9, 2010. A **MOTION** to **APPROVE** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER MASTRANDREA**. Voice vote. 6-0-1 with Commissioner Siragusa abstaining. **MOTION CARRIED.**

11. New Business:

2. Non-Action items:

a.) **Woyasz Properties, LLC:** An application for a Site Plan Review for adaptive re-use of the former Jehovah Witness Kingdom Hall for a funeral home on the property located at 11 Jerome Road, Uncasville, CT As shown on Assessor's Map 73 Lot 14. A **MOTION** was made to **CONTINUE** by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**

b.) **NEHOC, LLC/B-T Tile & Carpet Company:** An application for a Site Plan Review on the property located at 905 Route 32, Uncasville, CT As shown on Assessor's Map 83 Lot 29a. A **MOTION** was made to **CONTINUE** by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER**. Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**

c.) **§8-24 Review:** for the Town to convey its remaining interest in the portion of Walker Road beginning at a point from CL&P Pole Number 2618 which is approximately 900 feet from the intersection of Walker Road with Caroline Road and running to the end of Walker Road at the Bozrah Town Line to the owners of properties abutting the discontinued road from their respective property lines to the center line of the discontinued road. Discussion was held regarding the description not matching what is actually out there. A **MOTION** was made to refer it (**§8-24 Review**) back to the Mayor's Office for clarification by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER**. Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**

12. Zoning Issues:

2. Not Ready For Action: none

3. Zoning Officer's Report: none

13. Other business to come before the Commission: Chairman Marcus distributed a copy of the Commission's Rules and Procedures to the Commissioners. He asked that they review them, and pay attention to the section regarding speaking to the press. He reminded the Commission that only he as Chairman and the Planning Director are authorized to do so.

14. Adjourn: The meeting adjourned at 8:30 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