

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

1. **Call to Order.** Chairman Marcus called the March 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 Baron, Desjardins, Pieniadz Polhemus, Marcus, and Mastrandrea. (6 regular members)
COMMISSION MEMBERS ABSENT: Commissioner Siragusa, Ferrante, and Toner. (3 regular members)
STAFF PRESENT: Thomas Sanders, ZEO
4. **Executive Session:** none
5. **Public Hearings:**
 - a.) **Cornerstone Baptist Church:** An application for a Special Permit for the construction of a building addition along with associated site work on the property located at 900 Route 163, Oakdale, CT As shown on Assessor's Map 46 Lot 2. The Public Hearing opened at 7:01 p.m. Staff report was read. Ellen Bartlett of CLA Engineers was on hand to address the Commission's concerns. Discussion was held. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED BY COMMISSIONER DESJARDINS to CLOSE the PUBLIC HEARING.** Voice vote 6-0 **MOTION CARRIED**
6. **New Business:**
 1. **Action Items:**
 - 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. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER POLHEMUS TO CONTINUE 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. Voice vote 6-0 **MOTION CARRIED**
7. **Zoning Issues:**
 1. **Action items:** none
8. **Old Business:**
 1. **Action Items:**

A **MOTION** was made to **ADD** to the AGENDA: **Cornerstone Baptist Church:** An application for a Special Permit for the construction of a building addition along with

associated site work on the property located at 900 Route 163, Oakdale, CT As shown on Assessor's Map 46 Lot 2 by **COMMISSIONER BARON; SECONDED By COMMISSIONER MASTRANDREA.** Voice vote. 6-0 **MOTION CARRIED.** A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED By COMMISSIONER MASTRANDREA** to **APPROVE Cornerstone Baptist Church:** An application for a Special Permit or the construction of a building addition along with associated site work on the property located at 900 Route 163, Oakdale, CT As shown on Assessor's Map 46 Lot 2 with the condition that a signed A-2 survey be provided before Permit is issued. Roll call vote as follows: In favor: Commissioners Baron, Desjardins, Pieniadz Polhemus, Marcus, and Mastrandrea. Opposed: none. 6-0 **MOTION CARRIED**

2. Not Ready For Action:

- 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 PIENIADZ; SECONDED** by **COMMISSIONER DESJARDINS.** Voice vote. 5-1-0 WITH Commissioner Baron opposed. **MOTION CARRIED.**

9. **Communications:** Commissioner Polhemus sent a letter to Staff and the Commission regarding Zone Change Criteria. It was distributed to the Commission and will be visited at another time. Staff advised that we had received a notice of a subdivision in the Town of Salem. Chairman received info from Eastern Ct. Resource.

10. Minutes:

- a) Acceptance of the minutes from the Regular meeting of March 9, 2010. Discussion was held. A **MOTION** to **APPROVE** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER POLHEMUS.** Voice vote. 6-0 **MOTION CARRIED.**

11. New Business:

1. **Non-Action items:** none

12. Zoning Issues:

2. **Not Ready For Action:** Cease & Desist Order issued to 160 Raymond Hill Road was discussed.
3. **Zoning Officer's Report:** Report was distributed to the Commission.

13. Other business to come before the Commission:

14. **Adjourn:** The meeting adjourned at 7:35 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