

**TOWN OF MONTVILLE
 PLANNING & ZONING COMMISSION
 310 NORWICH NEW LONDON TPKE
 PHONE (860) 848-8549 Fax (860) 848-2354
 AMENDED MEETING MINUTES
 June 14, 2011**

1. **Call to Order.** Chairman Marcus called the ~~May 10~~, **June 14**, 2011 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, Marcus, Mastrandrea, Pieniadz, Polhemus, Siragusa, and Toner. (8 regular members)
COMMISSION MEMBERS ABSENT: Commissioner Baron. (1 regular member)
STAFF PRESENT: Thomas Sanders, Zoning Enforcement Officer.
4. **Executive Session:** none
5. **New Business:**
 1. **Action items:**
 - a.) **Doreen M. Mrowka/Robert L. Mrowka:** An application for Site Plan review for the development of a 5,000 sq. ft. auto body shop to the rear of the existing auto body shop located on the property at 91 Route 163, Montville, CT. As shown on Assessor’s Map 17 Lot 26 and part of Lot 28. Commissioner Pieniadz provided the Chairman with a written conflict of interest disclosure form (attached hereto) and left the meeting room. Staff Report was distributed to the Commission. Attorney Harry Heller, representing the applicant reviewed the Town Engineer’s Report with the Commission. Discussion was held. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** as follows: Motion to **APPROVE** Application # 211-SITE-3 property of B&D Auto Body and Sales located at 91 Palmertown Road (Ct Route 163) Montville, Ct. As shown on Assessor’s Map 17 Lot 26 and portion of 27 as depicted on the plans titled “Improvement Location and Topographic Survey “Existing Conditions Plan” prepared for B&D AUTO BODY & SALES 91 PALMERTOWN ROAD (CT ROUTE #163) MONTVILLE, CONNECTICUT. Prepared by Boundaries LLC P.O. Box 184 179 Pachaug River Drive Griswold, Ct dated January 2011. With the following conditions:
 1. The applicant shall post a \$5,000.00 E&S Bond prior to the start of construction
 2. The applicant shall notify the Zoning Enforcement Officer 48 hours prior to the start of construction.
 3. Applicant must conform to any requirements of the DOT/STC.
 4. Applicant must conform to any requirements of the Uncas Health District.
 5. Applicant must provide updated information to comments #2 and #3 of the Town Engineer’s report.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void. Discussion was held. Roll call vote: In favor: Commissioners Desjardins, Ferrante, Marcus, Mastrandrea, Polhemus, and Toner. Opposed: None. 7-0-1 with one abstention since Commissioner Pieniadz was still out of the room. **MOTION CARRIED.**
Commissioner Pieniadz returned to the meeting room.

6. Public Hearings: none

7. Zoning Issues:

1. Action items: Staff informed the Commission of an ongoing issue with a trailer on Laurel Point Drive. This item will be discussed in Executive Session at the next Commission meeting. The next item involved 237 Chesterfield Road. Discussion was held. Trailers for construction purposes and using trailers for storage was also discussed.

8. Old Business:

1. Action Items: none

2. Not Ready For Action: none

9. Communications: none

10. Minutes:

a.) Acceptance of the minutes from the Regular meeting of May 10, 2011. A **MOTION to APPROVE** (the minutes) was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS.** Voice vote. 7-0-1 with Commissioner Siragusa abstaining. **MOTION CARRIED.**

11. New Business:

2. Not Ready For Action: none

12. Zoning Issues:

2. Non-Action Items: none

3. Zoning Officer's Report: Report was distributed to the Commission.

13. Other business to come before the Commission: Revised Zoning Regulations were distributed to the Commissioners.

14. Adjourn: The meeting adjourned at 7:40 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.