

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
March 13, 2012

1. **Call to Order.** Vice-Chairman Ferrante called the March 13, 2012 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, Katske, Mastrandrea, Polhemus, Siragusa and Toner. (7 regular members)
COMMISSION MEMBERS ABSENT: Commissioner Pieniadz (1 regular member)
STAFF PRESENT: Marcia A. Vlaun, Town Planner and Thomas Sanders, Zoning Enforcement Officer/Assistant Planner.
4. **Executive Session:** none
5. **New Business:**
 1. **Action items:**
 - a.) **Joseph Wyspianski/Pauline Millaras:** An application for a Site Plan Review for the renovation of an existing non-conforming dwelling house and garage to an office and garage for a used car dealer's and repairer's facility located on the property at 904 Norwich New London Tpke. (Route 32) Montville, CT As shown on Assessor's Map 83 Lot 7. Staff advised that we were still awaiting comments. A MOTION was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** to **CONTINUE**. Voice vote. 7-0-0 **MOTION CARRIED.**
 - b.) **Beech Hill Partners, LLC and Bruce Williams / Legacy Associates, LLC:** A Special Permit application for the construction of a two family home on the property located at 7 Waters Drive, Montville, CT As shown on Assessor's Map 90 Lot 84-2. **(see item #5.1.j)**
 - c.) **Beech Hill Partners, LLC and Bruce Williams /Legacy Associates, LLC:** A Special Permit application for the construction of a two family home on the property located at 11 Waters Drive, Montville, CT As shown on Assessor's Map 90 Lot 84-3. **(see item #5.1.j)**
 - d.) **Beech Hill Partners, LLC and Bruce Williams / Legacy Associates, LLC:** A Special Permit application for the construction of a two family home on the property located at 15 Waters Drive, Montville, CT As shown on Assessor's Map 90 Lot 84-4. **(see item #5.1.j)**
 - e.) **Beech Hill Partners, LLC and Bruce Williams /Legacy Associates, LLC:** A Special Permit application for the construction of a two family home on the property located at 16 Waters Drive, Montville, CT As shown on Assessor's Map 90 Lot 84-11. **(see item #5.1.j)**

- f.) **Beech Hill Partners, LLC and Bruce Williams / Legacy Associates, LLC:** A Special Permit application for the construction of a two family home on the property located at 19 Waters Drive, Montville, CT As shown on Assessor's Map 90 Lot 84-5. **(see item #5.1.j)**
- g.) **Beech Hill Partners, LLC and Bruce Williams /Legacy Associates, LLC:** A Special Permit application for the construction of a two family home on the property located at 20 Waters Drive, Montville, CT As shown on Assessor's Map 90 Lot 84-10. **(see item #5.1.j)**
- h.) **Beech Hill Partners, LLC and Bruce Williams / Legacy Associates, LLC:** A Special Permit application for the construction of a two family home on the property located at 23 Waters Drive, Montville, CT As shown on Assessor's Map 90 Lot 84-6. **(see item #5.1.j)**
- i.) **Beech Hill Partners, LLC and Bruce Williams /Legacy Associates, LLC:** A Special Permit application for the construction of a two family home on the property located at 24 Waters Drive, Montville, CT As shown on Assessor's Map 90 Lot 84-9. **(see item #5.1.j)**
- j.) **Beech Hill Partners, LLC and Bruce Williams / Legacy Associates, LLC:** A Special Permit application for the construction of a two family home on the property located at 28 Waters Drive, Montville, CT As shown on Assessor's Map 90 Lot 84-8. A **MOTION** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER TONER** to **SET** the **Public Hearings** for items 5.1.b thru 5.1.j for **April 24th**. Voce vote 7-0-0. All in favor. **MOTION CARRIED.**

6. **Public Hearings:** none

7. **Zoning Issues:** none

8. **Old Business:**

1. **Action Items:**

a.) **CLD Realty LLC/Halifax Realty, LLC:** An application for Site Plan Review for the Construction of a 3,900 sq. ft. restaurant with a drive-thru on the property located at 1951 & 1957 Norwich- New London Tpke (Route 32), Montville, CT. As shown on Assessor's Map 99 Lots 69 & 70. Staff made a presentation to the Commission which included reading of the Staff Report dated March 13, 2012 into the record. Discussion was held. Staff informed the Commission that the restaurant proposed is expected to be a McDonald's. Staff recommends approval. Attorney William Sweeney, of Attorney for CDL and Jennifer Usher, Project Engineer were on hand to address the Commission's concerns which included but were not limited to; sidewalks and walkways, order windows, and proximity of the school. Discussion was held. A **MOTION** to **GRANT** a four (4) foot **WAIVER** of Section 20.3.3 for the primary sign height was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS**. Roll call vote as follows: In favor: Commissioners Desjardins, Ferrante, Katske, Mastrandrea, Polhemus, Siragusa and Toner. (7 regular members) Opposed: none. All in favor. 7-0-0 **MOTION CARRIED. COMMISSIONER TONER** made a **MOTION; SECONDED** by **COMMISSIONER DESJARDINS** as follows:

A **MOTION** to **APPROVE** the site plan application of the CLD Realty LLC/Halifax Realty, LLC: An application for Site Plan Review for the Construction of a 3,900 sq. ft. restaurant with a drive-thru on the property located at 1951 & 1957 Norwich- New London Tpke

(Route 32), Montville, CT. As shown on Assessor's Map 99 Lots 69 & 70 as shown on the plans titled "Proposed Restaurant Town of Montville, Connecticut Planning & Zoning Commission Permit application 1951-1957 Norwich-New London Turnpike Montville, Ct. Prepared for CLD Realty 50 Pheasant Lane Brooklyn, CT Prepared by BL Companies 355 Research Parkway Meriden, Ct. dated 2/13/2012 and revised to 3/8/2012". The conditions of approval are:

1. The Applicant shall hire an Engineer who will monitor and inspect the construction of the retaining walls, and upon completion, certify to their acceptability and conformance with the required design.
2. The Applicant's Engineer/Surveyor will provide an as-built of the infiltration system and upon completion, certify to their acceptability and conformance with the required design.
3. A \$2,000 erosion and sediment control bond shall be posted prior to the start of construction. And lastly; number
4. The Zoning Enforcement Officer shall be notified 48 hours in advance of the start of construction.

Roll call vote as follows: In favor: Commissioners Desjardins, Ferrante, Katske, Mastrandrea, Polhemus, Siragusa and Toner. (7 regular members) Opposed: none. All in favor. 7-0-0 **MOTION CARRIED.** Attorney Sweeney informed the Commission that they intend to break ground this spring.

2. Not Ready For Action:

- a.) **Marriott Plaza, LLC/Charles Gager:** An application for Site Plan Review for the Development of a 120 room hotel facility on the property located at 1360 Norwich-New London Tpke (Route 32), Montville, CT. As shown on Assessor's Map 88 Lot 22. Still before IWC. Continue.

9. Communications: none

10. Minutes:

- a.) Acceptance of the minutes from the regular meeting of February 28, 2012. A **MOTION** to **ACCEPT** (approve the minutes) was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER TONER.** Voice vote. 7-0-0 All in favor. **MOTION CARRIED.**

11. New Business:

2. **Not Ready For Action:** none

12. Zoning Issues:

2. **Non-Action Items:** none

3. Zoning Officer's Report:

13. Other business to come before the Commission: none

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