

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
March 27, 2012**

1. **Call to Order.** Chairman Pieniadz called the March 27, 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, Pieniadz, Polhemus, Siragusa and Toner. (8 regular members)
COMMISSION MEMBERS ABSENT: none
STAFF PRESENT: Marcia A. Vlaun, Town Planner and Thomas Sanders, Zoning Enforcement Officer/Assistant Planner, along with Town Council Liaison, Rosetta Jones.
4. **Executive Session:** none
5. **New Business:**
 1. **Action items:**
 - a.) A request on behalf of the Town of East Lyme for a Zoning Compliance letter relative to a proposal for a municipal water tank and appurtenances and/or construction staging and mobilization yard to be located on the property at 375 Butlertown Road, Montville, CT As shown on Assessor's Map 5 Lot 27-5. Staff informed the Commission of the situation that the Town of East Lyme has with water needs and how the installation of this tower will allow the Lombardi Industrial Park to have access to water for sprinklers and for fire suppression. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER SIRAGUSA** as follows: A motion to ask Staff to provide the Town of East Lyme with a letter informing them that the construction of a water tank and its associated facilities are permitted on that property providing fire protection service is going to be provided through Sachatello Drive to the Water Tower and is subject to Site Plan approval. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**
 - b.) **Osterman Propane:** An application for Site Plan Review for the construction of an addition for a truck wash bay on the property located at 3 Enterprise Lane, Montville, CT As shown on Assessor's Map 2 Lot 5-e. Staff distributed the Staff Report to the Commission. He explained to the Commission that his application is for an open walled truck wash bay that will be on an existing building. The applicant has been working on this since last October and has been reviewed by City of New London, Uncas Health Fire Marshal and DEEP. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** as follows: Motion to **WAIVE** the items requested in the Application from the site plan requirements. This information has been previously provided and is not required for this application. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**
A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER MASTRANDREA** as follows:

Motion to approve the site plan application 212-SITE-4 of Osterman Propane for a Commercial accessory structure in excess of 1,000 sq. ft. on the property located at 3 Enterprise Lane, Montville, CT. As shown on Assessor's Map 2 Lot 5e. 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. The applicant may re-file another application review. The conditions of approval are:

1. The ZEO must be contacted 24 hrs prior to start of construction.
2. An E&S Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit.

Discussion was held. (Motion was corrected to state Assessor's Map 2 vs. Assessor's Map 3) Voice vote 8-0-0. All in favor. **MOTION CARRIED.**

6. Public Hearings: none

7. Zoning Issues:

1. Kevin A & Cynthia E. Perkins: An application for a Home Occupation Permit for sewing classes to be held at their home located at 46 Lathrop Road, Montville As shown on Assessor's Map 70 Lot 108. Staff advised that the applicant plans on teaching classes for four students at a time and she is also requesting two signs for her property, but one is strictly informational / directional for parking. Discussion was held. A **MOTION** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER TONER** to **APPROVE** Kevin A & Cynthia E. Perkins: An application for a **Home Occupation Permit** for sewing classes to be held at their home located at 46 Lathrop Road, Montville As shown on Assessor's Map 70 Lot 108 for their home occupation, "Sew Simple with Cindy". Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**
2. **19 John Luty Drive.** House was destroyed by fire. Homeowner's are looking for a permit for the use of a trailer while their house is being re-built. Discussion was held. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** as follows: At the location of 19 John Luty Drive where there was a fire and the house was torn down, **TO PERMIT** a mobile coach type trailer/manufactured home for them to live in while the house is being built on the pre existing foundation, recognizing that this is a six (6) month permit. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**

8. Old Business:

1. Action Items:

2. Not Ready For Action:

- 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. 8-0-0 **MOTION CARRIED.**
- b.) **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. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** to **CONTINUE.** Voice vote. 8-0-0 **MOTION CARRIED.**

9. Communications: none

10. Minutes:

- a.) Acceptance of the minutes from the regular meeting of March 13, 2012. A **MOTION** to **ACCEPT** (approve the minutes) was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER**. Voice vote. 7-0-1 with Commissioner Pieniadz 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:** ZEO Report was distributed to the Commission. He advised the Commission of two Initial Inquiry actions that were occurring. One on Route 163 and one on Route 32. Discussion was held.

13. Other business to come before the Commission: none

14. **Adjourn:** **MOTION** to **ADJOURN** by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER**. All in favor. 8-0-0 **MOTION CARRIED.** The meeting adjourned at 7:47 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**