

**TOWN OF MONTVILLE
 PLANNING & ZONING COMMISSION
 310 NORWICH NEW LONDON TPKE.
 PHONE (860) 848-8549 x379 Fax (860) 848-2354
 MEETING MINUTES
 September 11, 2012**

1. **Call to Order.** Chairman Pieniadz called the September 11, 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, Jurczyk, Mastrandrea, Pieniadz, Siragusa and Alternate Commissioner Yeitz. * Commissioner Katske arrived at 7:10 p.m. (7 regular members and 1 alternate)
COMMISSION MEMBERS ABSENT: Commissioner Toner and Polhemus, (2 members)
 Chairman Pieniadz seated Alternate Commissioner Yeitz for Commissioner Polhemus.
STAFF PRESENT: Marcia Vlaun, Town Planner, and Colleen Bezanson, Inland Wetlands Officer/Planner II. Also in attendance was Rosetta Jones, Montville Town Council Liaison.
4. **New Business:**
 1. **Action items:**
 - a.) **9R Burlake, LLC:** A request to **VOID** (terminate) **Phase II** of the Gay Hill Road Subdivision (Subdivison Lots 2-9, Lots 11-31, a portion of Monahan Drive and Beacon Lane), Montville, CT As shown on Assessor’s Map 23 Lots 3-2, 3-3, 3-4, 3-5, 3-6, 3-13,3-7, 3-12, 3-11, 3-9, 3-8, 3-14, 3-31, 3-30, 3-15, 3-29, 3-28, 3-27, 3-16, 3-26, 3-25, 3-17, 3-24, 3-18, 3-23, 3-19, 3-22, 3-20, 3-21, 3-46. Staff advised the Commission that the Town Engineer had met with the developer and discussed minor grading that will need to be completed prior to road acceptance. Discussion was held. Attorney Harry Heller representing 9R Burlake, LLC informed the Commission that this request is partly due to the economic hardship that was the result of taxes on the lots and that the Developer agreed to complete the grading prior to road acceptance as discussed with the Town Engineer. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED by COMMISSIONER JURCZYK to APPROVE** the request to **VOID** (terminate) **Phase II** of the Gay Hill Road Subdivision, **9R Burlake, LLC**. Roll call vote as follows: Commissioners Desjardins, Ferrante, Jurczyk, Mastrandrea, Pieniadz, and Yeitz. Opposed: none. Abstain: Commissioner Siragusa. 6-0-1 **MOTION CARRIED.**
 - * **Commissioner Katske arrived at 7:10 p.m.**
 - b.) **§8-24 Review:** Requesting if the Town of Montville should abandon, convey and/or sell the property located at 245 Lynch Hill Road, Montville, CT As shown on Assessor’s Map 39 Lot 31. Staff distributed information relative to the property to the Commission. Staff advised that the property is of no use to the town. Discussion was held. A **MOTION** was made by **COMMISSIONER SIRAGUSA; SECONDED by COMMISSIONER DESJARDINS to FORWARD a FAVORABLE §8-24 Review**

to abandon, convey and/or sell the property located at 245 Lynch Hill Road, Montville, CT. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**

- c.) **§8-24 Review:** Requesting if the Town of Montville should abandon, convey and/or sell the property located at 230B Maple Avenue, Montville, CT As shown on Assessor's Map 77 Lot 29. Staff advised that the property is of no use to the town. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER JURCZYK** to **FORWARD** a **FAVORABLE §8-24 Review** for the Town to dispose of (to abandon, convey and/or sell) the property located at 230B Maple Avenue, Montville, CT. Discussion was held. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**
- d.) **Richard M. Archer:** An application for a Special Permit for a conversion to a multi-family dwelling on the property located at 417 Chapel Hill Road, Oakdale, CT As shown on Assessor's Map 92 Lot 10. A **MOTION** was made to **SET THE PUBLIC HEARING DATE** for October 9th by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS.** Voice vote. 8-0-0 **MOTION CARRIED.**

2. Not ready for action:

- a.) **Bruce Duchesneau:** An application for a Subdivision (2 Lot) on the property located at 47 Sharp Hill Road, Montville, CT. As shown on Assessor's Map 23 Lot 63. Staff advised that the application is still before the IWC. A **MOTION** was made to **CONTINUE** by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS.** Voice vote. 8-0-0 **MOTION CARRIED.**
- b.) **Robert Sachs Trustee:** A Special Permit Application for a 32 lot Cluster Subdivision on the property located at 316 Chapel Hill Rd, Montville, CT As shown on Assessor's Map 35 Lot 1. Commission was informed of the Public Hearing date which is October 9, 2012. No further action was required.
- c.) **Robert Sachs Trustee:** A Special Permit Application for 2 Interior Lots in a Cluster Subdivision on the property located at 316 Chapel Hill Rd, Montville, CT As shown on Assessor's Map 35 Lot 1. Commission was informed of the Public Hearing date which is October 9, 2012. No further action was required.
- d.) **Robert Sachs Trustee:** An Application for a 32 lot Subdivision on the property located at 316 Chapel Hill Rd, Montville, CT As shown on Assessor's Map 35 Lot 1. Commission was informed of the Public Hearing date which is October 9, 2012. No further action was required.

5. Public Hearings: none

6. Executive Session: none

7. Old Business:

1. Action Items: none

2. Not Ready For Action: none

8. Zoning Matters:

1. Action Items:

- a.) **CT Montville Hotel Associates, LLC/Darcie Roy:** An application for a Zoning permit for an electronic sign to be located on the property at 1954 Norwich-New London Turnpike (Microtel Hotel - Route 32), Montville, CT As shown on Assessor's Map 99 Lot 46. Staff provided a picture of the proposed informational sign to the Commission. Discussion was held. A **MOTION** to **APPROVE CT Montville Hotel Associates, LLC/Darcie Roy:** An application for a Zoning permit for an electronic sign to be located on the property at 1954 Norwich-New London Turnpike (Microtel Hotel - Route 32),

Montville, CT As shown on Assessor's Map 99 Lot 46 was made by **COMMISSIONER JURCZYK; SECONDED** by **COMMISSIONER SIRAGUSA**. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**

- b.) Zoning Enforcement Officer's responsibilities. Staff informed the Commission of the accident that the Zoning Official was in and the increased responsibilities that the office is facing during his absence. It was agreed that routine inspections would be done on Wednesdays; all other inspections will be prioritized. Zoning complaints that come in for junk cars or similar violations – they've been there – they aren't a priority, but complaints that affect health and safety will be dealt with ASAP. Staff will confer with our land use Attorney regarding variance application procedures. Discussion was held. The Chairman will speak to the Mayor regarding the office operations during Tom's absence.

2. Non-Action Items: none.

3. Zoning Officer's Report: none

- 9. Communications:** none received but Staff reported on the following: East Lyme Water project is progressing forward; Staff has been assisting Faria with grants in order for them to be able to retain and add jobs; and NRG update. Town Councilor Jones discussed the proposal to limit communications from Staff and board members. Staff also told the Commission that HUD made their determination on the TCP.

10. Minutes:

- a.) Acceptance of the minutes from the regular meeting of July 24, 2012. A **MOTION to APPROVE** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. 8-0-0 **MOTION CARRIED.**

11. Other business to come before the Commission:

12. Adjourn: The meeting adjourned at 7:45 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**