

**TOWN OF MONTVILLE  
 PLANNING & ZONING COMMISSION  
 310 NORWICH NEW LONDON TPKE.  
 PHONE (860) 848-8549 x379 Fax (860) 848-2354  
 MEETING MINUTES  
 October 9, 2012**

1. **Call to Order.** Chairman Pieniadz called the October 9, 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. (6 regular members and 1 alternate)

**COMMISSION MEMBERS ABSENT:** Commissioners Katske, Toner and Polhemus. (3 members)

Chairman Pieniadz seated Alternate Commissioner Yeitz for Commissioner Toner.

**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.) **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 report was read into the record. Staff advised the Commission that the applicant is looking for a waiver of section 4.3.4. Discussion was held. A **MOTION to WAIVE** Section 4.3.4 of the Subdivision Regulations for remaining 24 acres of property was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER SIRAGUSA** with the reason for the waiver: An A-2 survey has been prepared for the proposed lot, the remaining 24 acres will include no infrastructure improvements and no additional lots so therefore an A-2 survey is not warranted. Roll call vote as follows: In favor: Commissioners Desjardins, Ferrante, Jurczyk, Mastrandrea, Pieniadz, Siragusa, and Yeitz. Opposed: none. All in favor. 7-0-0 **MOTION CARRIED. COMMISSIONER DESJARDINS** made a **MOTION; SECONDED** by **COMMISSIONER JURCZYK** as follows: A **MOTION to APPROVE** 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 as depicted on the plan titled “Map-23 Lot -63 Subdivision Prepared for Bruce R. Duchesneau 47 Sharp Hill R Montville, Ct Prepared By Eric Seitz Land Surveying, Inc P.O. Box 156 Jewett City, Ct dated July 2012 revised to 9/18/12” with conditions:

1. A \$2,000.00 E&S bond shall be posted for each lot prior to the issue of a zoning permit.

The Commission finds that this application complies with the Town of Montville Zoning Regulations and Subdivision Regulations. This is a conditional approval. Each and every condition is an integral part of the Commission’s 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 for review. This approval expires five years from the date of the Commission's approval. Roll call vote as follows: In favor: Commissioners Desjardins, Ferrante, Jurczyk, Mastrandrea, Pieniadz, Siragusa, and Yeitz. Opposed: none. All in favor. 7-0-0 **MOTION CARRIED.**

**2. Not ready for action:**

a.) **Robert Sachs Trustee:** Conceptual Review 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. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER SIRAGUSA** to **CONTINUE** item 5.2.a. Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**

**5. Public Hearings:**

a.) **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. Chairman Pieniadz opened the Public Hearing at 7:05 p.m. **STAFF:** Staff entered the following exhibits into the record:

1. Staff Report dated October 9, 2012.
2. Application 212-SP-10.
3. Legal Ad as published in the New London Day on September 28, 2012 and October 6, 2012.
4. Copy of Notice of Public Hearing sent to applicant via Certified Mail and receipt for the same.
5. Copy of Notice of Public Hearing Letter sent to the abutters of the property via Certified Mail and receipts for the same.

Staff read the staff report into the record. Discussion was held. **PUBLIC:** In favor: Rosetta Jones spoke in favor of the application. Opposed: none A **MOTION** was made to **CLOSE** the Public Hearing by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER SIRAGUSA.** Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**

b.) **Robert Sachs Trustee:** A Special Permit Application for an eight (8) lot Cluster Subdivision on the property located at 316 Chapel Hill Rd, Montville, CT As shown on Assessor's Map 35 Lot 1. Chairman Pieniadz opened the Public Hearing. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER YEITZ** to **CONTINUE.** Voice vote. All in favor. 7-0-0 **MOTION CARRIED**

**6. Executive Session:** none

**7. Old Business:**

**1. Action Items:**

a.) **Robert Sachs Trustee:** An Application for an eight (8) lot Subdivision on the property located at 316 Chapel Hill Rd, Montville, CT As shown on Assessor's Map 35 Lot 1. A **MOTION** was made by **COMMISSIONER JURCZYK; SECONDED** by **COMMISSIONER DESJARDINS** to **CONTINUE.** Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**

A **MOTION** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS** to **ADD** (to the agenda) **Richard M. Archer** as agenda item 7.1.b. Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**

b.) **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 by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER SIRAGUSA** as follows: A **MOTION** to approve a **WAIVER** of Section 17.2(b) of the Zoning Regulations (Site Plan) with the reason being that it is a pre-existing structure and parking. Voice vote. All in favor. 7-0-0 **MOTION CARRIED**. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER JURCZYK** as follows: A **MOTION** to **APPROVE** the 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. In doing so the Commission has considered the application, the staff report, the public testimony, the expert testimony submitted including; Sections 9 and 17.9 of the Zoning Regulations and finds that: The proposed use is in harmony with the appropriate and orderly development of the neighborhood and will not hinder or discourage the development of adjacent properties nor impair property values. The location and size of the proposed use, the nature and intensity of operations involved in connection therewith, its site layout and its relation to access roads will not be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient, nor incongruous with any residential district or conflict with the normal traffic of the neighborhood. The nature and intensity of the operations involved in connection with the proposed use and the site layout and development will not have a negative impact on the environment nor impact a public water supply. The Commission finds that this application complies with the Town of Montville Zoning Regulations, including but not limited to the criteria for decision contained in Section 17-4. Voice vote. All in favor. 7-0-0 **MOTION CARRIED**.

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

**8. Zoning Matters:**

**1. Action Items:**

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

**3. Zoning Officer's Report:** none

**9. Communications:** Notice received from UCONN regarding free workshops to be held at SCCOG for Land Use Commissioners. The Commission was informed of Commissioner Polhemus' surgery and all wished him well.

**10. Minutes:**

a.) Acceptance of the minutes from the regular meeting of September 25, 2012. A **MOTION** to **APPROVE** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER YEITZ**. All in favor. Voice vote. 7-0-0 **MOTION CARRIED**.

**11. Other business to come before the Commission:**

Town Council Liaison Rosetta Jones reported on the Senior Safety Zone and volunteer board application process. Commissioners Yeitz, Ferrante and Desjardins asked to be registered for the upcoming free workshops.

**12. Adjourn:** The meeting adjourned at 7:30 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**