

**TOWN OF MONTVILLE**  
**PLANNING & ZONING COMMISSION**  
 310 NORWICH NEW LONDON TPKE.  
 PHONE (860) 848-8549 x379 Fax (860) 848-2354  
**MEETING MINUTES**  
**March 26, 2013**

1. **Call to Order.** Chairman Pieniadz called the March 26, 2013 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, Katske, Pieniadz, \*Polhemus, Siragusa, Toner, and Alternate Commissioner Yeitz. (6 regular members and 1 alternate) \*Commissioner Polhemus arrived at 7:12 p.m.  
**COMMISSION MEMBERS ABSENT:** Commissioners Ferrante, Jurczyk and Mastrandrea and Alternate Commissioner Bolles. (3 regular members and 1 alternate)  
 Alternate Commissioner Yeitz was seated for Commissioner Mastrandrea.  
**STAFF PRESENT:** Colleen Bezanson, Inland Wetlands Officer/Planner II and Marcia Vlaun, Town Planner. Also in attendance was Town Council Liaison Rosetta Jones.
4. **New Business:**
  1. **Action items:** none
  2. **Not ready for action:** none
5. **Public Hearings:** none
6. **Old Business:**
  1. **Action Items:**
    1. **Marriott Plaza, LLC:** An application for Site Plan Review for a mixed use development (retail/commercial on the first floor and 36 residential apartments on the upper floors of the building) to be located at 1360 Norwich-New London Turnpike (Route 32), Uncasville, CT As shown on Assessor's Map 88 Lot 22. Staff report was distributed to the Commission. Staff explained that the project is not affiliated with the "Marriot™", that the applicant's name is simply Marriott Plaza, LLC and that the project is now named "Mirage Park". Staff report was read and Staff provided the Commission with an explanation of the complicated process that lead up to tonight which included discussions relative to traffic, fill and cuts and retaining walls on the site, drainage, deceleration lane, fire safety and parking. Attorney Harry Heller, representing the applicant, advised the Commission that the deceleration lane is about 350' long. He also informed the Commission that there will be some temporary crushing done on site (for approx. two months) and that material will be used on site for fill. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** as follows: Motion to approve the site plan application of the Marriott Plaza, LLC (Mirage Park): An application for Site Plan Review for a mixed use development (retail/commercial on the first floor and 36 residential apartments on the upper floors of the building) to be located at 1360 Norwich-New London Turnpike (Route 32), Uncasville, CT As shown on Assessor's

Map 88 Lot 22 as shown on the plans titled "Mirage Park Proposed Mixed Used Development Owner: Marriot Plaza LLC For Property located at 1360 Route 32 Town of Montville, Ct Land Surveyor/Agent James Bernardo Land Surveying LLC Waterford, Ct and The Winthrop Group Ledyard, Ct dated August 2012 and revised to March 18, 2013 and Elevation Plans titled "Project: Mirage Park Residential Units and Retail Complex 1360 Route 32 Revised to 1/29/13 prepared by Geoffrey Craig Williams" dated March 9, 2013.

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.

Conditions of approval are:

1. Note 1-8 should define if and when any field topography was obtained.
2. The note on Sheet 3 stating structures to be removed should point to all the structures on the south end of the site with the exception of the garage as indicated on Sheet 6.
3. The wall location should be properly shown along the westerly side of the site along with the fence, guide railing and light posts.
4. Cross walks must be provided to both dumpster areas and from the southerly parking area, including hatching as needed.
5. The scale of the drawing on Sheet 5 must be clarified.
6. The grading of the access drive at the northwesterly end of the site must be reconsidered, it appears that the cross slope in the area is too steep. The final grade adjustment shall be submitted to the Town Engineer for approval.
7. The new 122 contour line should be shown in the building area on that access drive area described in Note 6 above; and reconsidered along the front of the building. The final grade adjustment shall be submitted to the Town Engineer for approval.
8. Sedimentation ponds should be provided and shown on Sheet 6 as required and Sheet 6 must be resubmitted for review.
9. The crushing of rock on site is anticipated and shall be subject to the operating criteria of Section 17.8.3 & 17.8.3A of the Zoning Regulations.
10. The westerly wall should be properly shown to scale on Sheet 7.
11. The clearing limits shown must be coordinated with the grading plan.
12. The 1 & 2 profiles on Sheet 8 should reflect the grading in the north parking areas as appropriate.
13. The sign detail on Sheet 9 must show the ground clearance dimension, and lighting of the sign should be noted.
14. A photometric plan for the site lighting should be added to the application and approved by the Town Planner.
15. The roof drainage manhole must be taken out of the handicap ramp.
16. The layout of the lamp posts should be added to Sheet 4.
17. Signage should be shown on the detail sheets matching the reference numbers shown on Sheet 4.
18. The retaining wall design calculations and details shall be submitted for review prior to the start of construction and the applicant's structural engineer shall be

involved throughout the construction to evaluate field conditions and shall provide a final certification that the wall is constructed in accordance with the approved design.

19. A \$2,000 erosion and sediment control bond shall be posted prior to the start of construction.

20. A Preconstruction meeting with the Town Planner shall be scheduled 2 weeks prior to the start of construction

Discussion was held and it was noted that the current garage will be used during construction.

**Roll call vote as follows:**

**In favor:** Commissioners Desjardins, Katske, Pieniadz, Siragusa, Toner, and Yeitz.

**Opposed:** none **Abstain:** Commissioner Polhemus **6-0-1 MOTION CARRIED.**

**The Commission took a five minute break and returned to the meeting at 7:57 p.m.**

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

**8. Zoning Matters:**

1. **Action Items:** none

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

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

**9. Communications:** none

**10. Minutes:**

a.) Acceptance of the minutes from the regular meeting of March 12, 2013. A **MOTION to ACCEPT** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER POLHEMUS**. Voice vote. 6-0-1 with Commissioner Siragusa abstaining. **MOTION CARRIED.**

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

a.) Commission discussion regarding training, review of rules and possible workshops. Chairman Pieniadz reminded the Commission of the current Rules & Procedures for the Commission and advised that Roberts Rules are followed. Training for new members was suggested. Commissioner Yeitz had attended three workshops and found them to be beneficial. Commissioner Toner inquired if the Commission could utilize some time to review procedures if time affords it. Discussion was held.

**12. Adjourn:** The meeting adjourned at 8:15 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**