

**TOWN OF MONTVILLE**  
**PLANNING & ZONING COMMISSION**  
310 NORWICH NEW LONDON TPKE.  
UNCASVILLE, CT. 06382  
PHONE (860) 848-8549 x379 Fax (860) 848-2354  
**MEETING MINUTES**  
Tuesday, May 27 , 2014 7:00 p.m.  
**LOCATION: TOWN HALL – Council Chambers**

1. **Call to order.** Chairman Pieniadz called the May 27, 2014 meeting of the Planning and Zoning Commission to order at 7:00 pm
2. **Pledge of Allegiance.** All rose and pledged the flag
3. **Roll call and seating of Alternates: COMMISSION MEMBERS PRESENT:** Commissioners Pieniadz, Ferrante, Desjardins, Toner, Yeitz, Siragusa, Polhemus and Alternate Commissioner Bolles. **STAFF PRESENT:** Marcia Vlaun, Town Planner and the Planner 2
4. **New Business:**
  - a. **Vizion Enterprises:** A one lot subdivision on the property located at 1758 Route 32, Montville, Ct.. As show on Assessor's Map 94 Lot 29.The Town Planner reminded the Commission that the affordable housing project was approved on the site in 2012. As part of HUD financing they have asked that the portion of the project that they will fund be on a separate parcel. The project will now include 2 veteran housing units. Subdivision was designed so that if Phase II was not built that Phase I would be able to stand independently. A turnaround has been shown at the end of Phase I. A MOTION was made by COMMISSIONER TONER and SECONDED by COMMISSIONER YEITZ to approve the Subdivision on the property located at 1758 Route 32, Montville, CT. As shown on Assessor's Map 94 Lot 29 as depicted on the plan titled "The Village at Shantok Hill Subdivision Property of Vizion Enterprises Application by The Village at Shantok Hill Development LLC 1758 Route 32, Uncasville, Ct Prepared by DiCesare Bentley Engineers Groton, Ct." dated May 23, 2014. Roll Call Vote 6-0-1. COMMISSIONER POLHEMUS Abstained. **MOTION CARRIED**
5. **Public Hearings:** None
6. **Old Business:** None
7. **Zoning Matters/Report:** The Town Planner stated that the office was receiving calls regarding Kobyluck Sand and Gravel being in operation again. The Town Attorney Mark Branse has been instructed to call the State of Connecticut Attorney General to discuss the stipulated agreement with the State. He will also call the stormwater management section under DEEP.
8. **Communications:** A letter was sent to the Town Council with the comments of the Commission on the Capital Plan. The Council however voted on the Capital Plan prior to receiving the letter.
9. **Minutes:**

