

Town of Montville
Planning and Zoning Commission
Regular Meeting Minutes
August 26, 2014

1. Call to order 7:00 pm
2. Pledge of Allegiance
3. Roll call: Present: Commissioners Desjardins, Ferrante, Pieniadz, Polhemus, Siragusa, Yietz, Hillsberg and Bolles. Absent Mr. Toner. Mr Bolles was seated for Mr. Toner.
4. Executive Session. Motion made by Mr. Desjardins, second Mr. Yietz to move this item to 5.d. All in favor motion carried.
5. **8-24 review The Meadows of Montville LLC**, 91 Leffingwell Road Map 62 Lot 23. A discussion was held. Motion made by Mr. Siragusa second by Mr. Desjardins to forward a positive CGS 8-24 review to the Town Council to convey a Right of Way or Quit Claim property for the purpose of a gas line extension to The Meadows of Montville LLC as further described in Staff Report Exhibit "A". All in favor motion carried.

Hershey Hospitality Corp. request for a zone change from R 20 to C 2 for property located at 2484 and 2496 Route 32 Montville, Ct. Map 109 Lots 3 & 4. Motion by Mr. Desjardins, second by Mr. Siragusa to schedule the public hearing for September 23, 2014. All in favor motion carried.

Hershey Hospitality Corp. application for site plan review 254 Route 32. Motion made by Mr. Siragusa, second by Mr. Yietz to continue the application to the next meeting. All in favor motion carried.

Motion made by Mr. Desjardins second Mr. Siragusa to enter into Executive Session at 7:20 pm to discuss possible settlement of pending lawsuit – Montville Planning & Zoning Commission v. Wood (Docket No. KNL-CV-10-6004551). Present in Executive Session were Commissioners Desjardins, Ferrante, Pieniadz, Polhemus, Siragusa, Yietz, Hillsberg and Bolles. Town Planner Marcia Vlaun and Attorney Mike Carey. The Commission exited Executive Session at 7:45 No votes were taken.

A motion was made by Mr. Desjardins second by Mr. Hillsberg to authorize the Town Attorney, for the ZEO and PZC to execute a stipulation for judgment in this lawsuit in form and content substantially the same as the draft stipulation for judgment last revised on 8/26/14 and reviewed by the PZC in executive session tonight. All in favor motion carried.

10. **Minutes** motion made by Mr. Yietz second by Mr. Siragusa to accept the minutes from the June 10, 2014 meeting. All in favor motion carried.

Meeting adjourned at 8:00 pm.

CLA-5329
August 14, 2014

Release of Parcel
Town of Montville
To
The Meadows of Montville, LLC

A certain tract or parcel of land situated in the Town of Montville, County of New London, State of Connecticut, depicted on a plan entitled "Boundary Survey, Land to be Released by The Town of Montville to The Meadows of Montville, LLC, 91 Leffingwell Road, Town of Montville, Connecticut, Scale: 1"=40', Project No. CLA-5329, Date: 8/14/14, Sheet No. 1 by CLA Engineers, Inc." and being more particularly described as follows:

Beginning at a point of intersection of the westerly non-access highway line of Interstate 395 with the northerly line of Leffingwell Road and running thence southerly along the arc of a curve to the left having a radius of 3014.79 feet a distance of 28.00 feet to a point, the chord bearing of said arc being S 4° 21' 14" E a chord distance of 28.00 feet, this first course running by and along the westerly highway line of I-395; thence N 67° 52' 04" W a distance of 296.36 feet along the release line and new northerly line of Leffingwell Road to a point; thence N 85° 58' 10" E a distance of 18.00 feet to a point; thence S 71° 31' 14" E a distance of 268.27 feet to the point of beginning, these last 2 courses running by and along the old northerly line of Leffingwell Road.

Containing 4635± SF or 0.107± Acre.

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TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That the STATE OF CONNECTICUT, acting herein by Howard S. Ives, its Highway Commissioner, hereunto duly authorized under authority granted by Section 13-105, Chapter 234 of the General Statutes of the State of Connecticut, Revision of 1958, and with the advice and consent of the Commissioner of Finance and Control of the State of Connecticut, for the consideration of One Dollar and other valuable considerations received to its full satisfaction of the Town of Montville, a municipal corporation existing under the laws of the State of Connecticut, having its territorial limits within the County of New London in said State, does remise, release and forever QUIT-CLAIM, for highway purposes, unto the said Town of Montville, its successors and assigns forever, all the right, title, interest, claim and demand whatsoever as it, the said Releasor, has or ought to have in or to those twenty-two certain parcels of land, situated in the Town of Montville, County of New London and State of Connecticut, and containing 6.81 acres, more or less, bounded and described as follows:

Parcel #1, containing 0.33 of an acre, more or less, and located on the northwesterly side of Moxley Hill Road:

NORTHWESTERLY and NORTHERLY	- by land now or formerly of Rowland A. Manning and Dorothy B. Manning, a total distance of 483 feet, more or less;
EASTERLY and SOUTHEASTERLY	- by the former location of Moxley Hill Road, a total distance of 485 feet, more or less;
SOUTHWESTERLY	- running to a point.

Parcel #2, containing 0.86 of an acre, more or less, and located on the westerly side of the Connecticut Turnpike, at Moxley Hill Road.

NORTHWESTERLY and NORTHERLY	- by the former location of Moxley Hill Road, 729 feet, more or less;
EASTERLY	- by Connecticut Turnpike, 83 feet, more or less;
SOUTHERLY and SOUTHWESTERLY	- by lands now or formerly of Stanley Wielachowski and Beatrice L. Wielachowski, and of ...

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- NORTHWESTERLY - by the former location of Fitch Hill Road, 410 feet, more or less;
- NORTHEASTERLY - by the Connecticut Turnpike, 37 feet, more or less;
- SOUTHEASTERLY - by lands of the Releasor herein, formerly of John A. Coggeshall, et al., and land of Stanley Zawislinski and Stefania Zawislinski, each in part, a total distance of 450 feet, more or less;
- SOUTHWESTERLY - running to a point.

Parcel #17, containing 0.07 of an acre, more or less, and located on the northwesterly side of Fitch Hill Road, at Connecticut Turnpike:

- NORTHWESTERLY - by land now or formerly of John Coggeshall et al, 106 feet, more or less;
- NORTHERLY - running to a point;
- EASTERLY & SOUTHEASTERLY - by the former location of Fitch Hill Road, a total distance of 136 feet, more or less;
- WESTERLY - by the Connecticut Turnpike, 42 feet, more or less.

Parcel #18, containing 0.15 of an acre, and located on the southeasterly side of Fitch Hill Road, at Connecticut Turnpike:

- NORTHWESTERLY - by the former location of Fitch Hill Road, 230 feet, more or less;
- NORTHERLY - running to a point;
- EASTERLY & SOUTHEASTERLY - by lands now or formerly of John L. Coggeshall, and of John A. Coggeshall et al., each in part, a total distance of 283 feet, more or less;
- WESTERLY - by the Connecticut Turnpike, 38 feet, more or less.

Parcel #19, containing 0.48 of an acre, more or less, and located on the northeasterly side of Leffingwell Road, at Connecticut Turnpike:

- NORTHERLY & NORTHEASTERLY - by land now or formerly of Beatrice Doubleday, a total distance of 351 feet, more or less;
- EASTERLY - by the Connecticut Turnpike, 121 feet, more or less;
- SOUTHWESTERLY - by the former location of Leffingwell Road, 406 feet, more or less;
- WESTERLY - running to a point.

Parcel #20, containing 0.22 of an acre, more or less, and located on the southwesterly side of Leffingwell Road:

- NORTHERLY & NORTHEASTERLY - by the former location of Leffingwell Road, a total distance of 427 feet, more or less;