

**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, March 24, 2015 7:00 p.m.

LOCATION: TOWN HALL – Council Chambers

1. **Call to order.** Chairman Pieniadz call the February 24, 2015 meeting of the Montville Planning and Zoning Commission to order at 7:00 p.m. in the Town Council Chambers
2. **Pledge of Allegiance.** All rose to pledge the flag
3. **Roll call and seating of Alternates: COMMISSION MEMBERS PRESENT:** Commissioners Yeitz, Siragusa, Ferrante, Pieniadz, Toner, and Hillsberg,. **ABSENT:** Polhemus, Bolles and Desjardins** **STAFF PRESENT:** Tom Sanders, Zoning Officer and Colleen Bezanson, Planner II.
4. **Executive Session:** None
5. **New Business:**
 - a) **Az Corp/Rock Tenn:** A Site Plan and Coastal Site Plan application for the construction of a 43 X 78 building for a boiler on the property located at 125 Depot Rd, Uncasville, Ct. As shown on Assessor's Map 71 Lot 7. Staff gave a brief description of the project and explained the CAM application. Discussion was held. **MOTION** was made by COMMISSIONER TONER and seconded by COMMISSIONER HILLSBERG to approve the site plan and CAM application of the AZ Corp/ RockTenn: An application for Site Plan Review for the Construction of a 3,354 sq. ft. building for a boiler on the property located at 125 Depot Rd, Uncasville, CT. As shown on Assessor's Map 71 Lot 7 as shown on the plans titled "RockTenn New Boiler Instillation 125 Depot Rd Uncasville, Ct Sheets C201-C401" dated February 27, 2015. With the following Conditions:
 1. A \$2,000 erosion and sediment control bond shall be posted prior to the start of construction.
 2. The Zoning Enforcement Officer shall be notified 48 hours in advance of the start of construction.

Voice Vote 6-0-0. **MOTION CARRIED.**

6. **Public Hearings:**
 - a.) **John Eoanou:** A Special Permit application for the construction of a mixed use project consisting of commercial units and 24 rental units on the property located at 912 Route 32, Uncasville, Ct. As shown on Assessor's Map 83 Lot 8. CHAIRMAN PIENIADZ Opened the Public hearing at 7:06 p.m. Staff indicated that there were still numerous outstanding comments and asked that the item be continued to address these issues. **MOTION** was made by COMMISSIONER TONER and seconded by COMMISSIONER YEITZ to CONTINUE the Public Hearing until the next meeting. Voice Vote 6-0-0. **MOTION CARRIED.**
7. **Old Business:** None

8. Zoning Matters

- a.) Clarification of Cross Fit Programs as a Home Occupation. The Zoning Officer explained that this activity needed to be reviewed by the Commission to determine if it is to be allowed in Residential Zones. The applicant explained that this was going to be personal training for up to 3 people per session in his parent's garage. Sessions would begin at 8 am and last session would end around 6 pm. Each session would be around 45 minutes, with a total of about 8 sessions per day. Discussion was held. **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER TONER to CONTINUE this item until the next meeting. Voice Vote 6-0-0. **MOTION CARRIED.**

**** Commissioner Desjardins arrived at 7:26**

- b.) **Zoning Officer Report:** Zoning Officer gave the Commission a report of activities since the beginning of the year.

9. Communications:

- a.) Notice from Town of Ledyard regarding changes to their Zoning Regulations
- b.) Letter from DEEP regarding the Algonquin Gasline Project

10. Minutes:

- a.) Acceptance of the minutes from the meeting of February 10, 2015. **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER HILLSBERG accept the minutes of February 10, 2015. Voice Vote 6-0-1. COMMISSIONER SIRAGUSA Abstained. **MOTION CARRIED.**

11. Other business to come before the Commission:None

12. Adjourn: Meeting was adjourned at 7:35 pm

NOTE: NO NEW BUSINESS WILL BE DISCUSSED AFTER 10:30 P.M. AND ALL COMMISSION BUSINESS WILL CEASE AT 11:00 P.M. ANY UNFINISHED BUSINESS WILL BE CONTINUED TO THE NEXT MEETING.