

**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, June 23, 2015 7:00 p.m.

**LOCATION: TOWN HALL – Council Chambers**

1. **Call to order.** Chairman Pieniadz opened the May 12, 2105 meeting at 7:00 pm
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, Polhemus, Desjardins, Toner, Bolles and Hillsberg. **STAFF PRESENT:** Marcia Vlaun, Town Planner and Colleen Bezanson, Planner II
4. **Executive Session:** None
5. **New Business:**
  - a.) **§ 8-24 Review:** A request for an §8-24 review for the acceptance of Fort Shantok Road (SSR433). The Town Planner stated that under §13a-44 CGS, the Commissioner is allowed to give a road to the Town if it no longer fits into the highway system. Since Fort Shantok no longer belongs to the State, Fort Shantok Road no longer fits into the highway system as a park road. Meetings were held with the State and improvements were done to the road. Discussion held. A **MOTION** was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER TONER to send a favorable review for the acceptance of Fort Shantok Rd. Voice Vote 8-0-0. **MOTION CARRIED**
  - b.) **Commission Determination:** Subdivision A2 survey waiver for the property located at 547 Old Colchester Rd, Oakdale, Ct. As shown on Assessor's Map 22 Lot 63B. The Town Planner explained how the current property owners had a problem at the closing because there needed to be subdivision approval for the lot. Since the other lots abutting it already had houses on them the owner was asking if the Commission would consider a waiver of the A2 survey requirements for the 2 developed lots. Instead only one would be done for the lot in question. Discussion was held and the Commission stated that they would positively consider the waiver when the new subdivision was applied for.
6. **Public Hearings:**
  - a.) **LVK, LLC/Seymour Adelman:** A Special Permit application for the processing and crushing of gravel on the property located at 127 Leffingwell Road, Uncasville, Ct. As shown on Assessor's Map 62 Lot 16. The Town Planner indicated that the project was still with the Inland Wetlands Commission. A **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER to Continue to the next meeting. Voice Vote 8-0-0. **MOTION CARRIED**
  - b.) **Fuller Engineering & Land Surveying, LLC/Mohegan Plaza, LLC:** A Special Permit application for the construction of a mixed use development with 2,000 S.F. commercial and 14 apartments on the property located at 912 Norwich New London Tpke, Uncasville, Ct. As shown on Assessor's Map 83 Lot 8. The Public Hearing was opened at 7:18 pm. Discussion was held regarding Section 17.3.A of the Zoning Regulations which applies to who may apply for a Special Permit Application. The applicant Fuller Engineering, as indicated by the owner, did not

have an interest in the property. Based on the findings in Section 17.3.A , Fuller Engineering could not apply for the application. In addition the mailings to the abutters were not submitted correctly and newly revised plans had not been able to be reviewed by Staff because they had been submitted late last week. Discussion was held. The Chairman indicated that a new application and plans would have to be submitted because the Commission could not act on an incomplete application. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to Close the Public Hearing. Voice Vote 8-0-0. **MOTION CARRIED.** Public Hearing Closed at 7:35 pm

**7. Old Business:** None

**8. Zoning Matters:**

- a.) The Zoning Officer has retired and that a replacement was hopefully going to be hired by late August. Until one is hired no Zoning Enforcement will be done.

**9. Communications:**

- a.) SCCOG will be having a meeting to discuss the Regional Plan of Development in the Council Chambers on June 24<sup>th</sup>.
- b.) Montville Road project going well and the larger of the culverts has been installed.

**10. Minutes:**

- a.) Acceptance of the minutes from the meeting of April 28, 2015. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER TONER to Approve the meeting minutes of the April 28, 2015 meeting. Voice Vote 8-0-0. **MOTION CARRIED**
- b.) Acceptance of the minutes from the meeting of June 9, 2015. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER TONER to Approve the meeting minutes of the June 9, 2015 meeting. Voice Vote 7-0-1. **MOTION CARRIED.** Commissioner Yeitz abstained.

A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to add Agenda Item 11a - **Fuller Engineering & Land Surveying, LLC/Mohegan Plaza, LLC:** A Special Permit application for the construction of a mixed use development with 2,000 S.F. commercial and 14 apartments on the property located at 912 Norwich New London Tpke, Uncasville, Ct. As shown on Assessor's Map 83 Lot 8. Voice Vote 8-0-0. **MOTION CARRIED**

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

- a.) **Fuller Engineering & Land Surveying, LLC/Mohegan Plaza, LLC:** A Special Permit application for the construction of a mixed use development with 2,000 S.F. commercial and 14 apartments on the property located at 912 Norwich New London Tpke, Uncasville, Ct. As shown on Assessor's Map 83 Lot 8. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER TONER to Deny the application based on the fact that the application was incomplete. Voice Vote 8-0-0. **MOTION CARRIED**
- b.) Commissioner Hillsberg asked Staff if Montville Road Bridge was to be repaved. The Town Planner stated that a portion would be paved as per the contract, while the other portion would have to be paved by the Town.

**12. Adjourn:** Meeting was adjourned at 7:45 pm

AN AUDIO RECORD OF THE MEETING IS ON FILE IN THE MONTVILLE TOWN  
CLERK'S OFFICE