

AMENDED
TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE.
UNCASVILLE, CT 06382
PHONE (860) 848-6779 - FAX (860) 848-2354
MEETING MINUTES of
February 23, 2016

1. **Call to order: CHAIRMAN PIENIADZ** opened the February 23, 2016 meeting at 7:00 pm.
2. **Pledge of Allegiance:** All rose to pledge the flag.
3. **Roll call and seating of Alternate: COMMISSION MEMBERS PRESENT: COMMISSIONERS** Bolles (seated for absent Yeitz), Desjardins, Ferrante, Hillsberg, Pieniadz, Polhemus, Siragusa, and Toner. **STAFF PRESENT:** Colleen Bezanson, Assistant Town Planner, Elizabeth Burdick, ZWEO and Marcia Vlaun, Town Planner.
4. **Executive Session:** None
5. **New Business:** None
6. **Public Hearings:**
 - a.) **CHAIRMAN PIENIADZ** opened **PUBLIC HEARING** for the proposed changes to Zoning Regulations and Zoning Map. Zoning Regulation: Section 1.3 Definitions: Add; Dwelling, Single Family Attached, Dwelling, Attached Single-family Flats. Add new Section 9B: R-20-M–Residential Multifamily. Zoning Map: Change the following properties to R-20-M: 90 Leffingwell Rd (062/011-000), 91 Leffingwell Rd (062/023-000), 1758 Route 32 (094/029-000), 1321 Route 32 (033/017-00A), 1341 Route 32 (033/017-00B), 1591 Route 32 (091/020-000), 11 Platoz Drive (033/017-00D), 12 Platoz Drive (033/017-00C), 26 Platoz Drive (033/017-00K), 36 Platoz Drive (033/017-00Q), 45 Platoz Drive (033/017-00I), 46 Platoz Drive (033/017-00J), 15 Jerome Ave (069/051-000), 82 Jerome Rd (069/042-000).

Staff read the following **EXHIBIT LIST** into record for the Proposed Changes to Zoning Regulations and Zoning Map:

1. Copy of the legal ad as published in New London Day on February 12th and February 19th, 2015
2. Notice to Town Clerk regarding Proposed Changes to Zoning Regulations and Zoning Map received in office of Town Clerk on February 8, 2016
3. Notices of Proposed Changes to Zoning Regulations and Zoning Map were sent by Certified Mail to the following:
 1. Bozrah
 2. East Lyme
 3. Ledyard
 4. Montville
 5. City of New London
 6. City of Norwich
 7. Preston

8. Salem
 9. Waterford
 10. CT Department of Energy & Environmental Protection
 11. City of New London Department of Public Utilities
 12. Norwich Department of Public Utilities
 13. Norwich Water Department
 14. Office of Long Island Sound Programs
 15. Southeastern Connecticut Council of Governments Regional Planning Commission.
4. Email from Kristal Kallenberg-Dorismond, Office of Long Island Sound Programs CT DEEP dated January 14, 2016
 5. Letter from Thomas H. Seidel, Southeastern Connecticut Council of Governments dated January 27, 2016
 6. Letter from Planning & Zoning Commission; Richard C. Serra, Town Planner from the Town of Salem, Connecticut dated January 27, 2016
 7. Copies of Certified Mail Receipts
 8. Power Point Presentation
 9. Draft Motion
 10. Connecticut General Statute Section 27-103 Definitions
 11. Town of Montville Zoning Regulations Section 16.10 Accessory Uses

Staff mentioned a misprint as follows; “With the following Amendment; Section 9B.6.b change “*Minimum*” Principal Building Height to “*Maximum*” Principal Building Height”. The Town Planner made a presentation regarding proposed zone changes and amendment to zoning map to R-20-M zone. She discussed demographics, economy and grand list. Planner submitted power point presentation into the record. **CHAIRMAN PIENIADZ** polled each **COMMISSIONER** for questions of staff. **CHAIRMAN PIENIADZ** invited comments from public in favor of the proposed changes. Mr. Harry Heller, spoke in favor of the proposed changes. **CHAIRMAN PIENIADZ** asked two times if there was anyone who wished to speak in opposition of the proposed changes. Mr. John Moriarty of 78 Jerome Road, Uncasville, CT., spoke in opposition of the proposed changes. A **MOTION** was made by **COMMISSIONER HILLSBERG**; seconded by **COMMISSIONER SIRAGUSA** to close **PUBLIC HEARING**. **Voice Vote 8-0-0**. **PUBLIC HEARING** closed at 8:11 p.m. A **MOTION** was made by **COMMISSIONER SIRAGUSA**; seconded by **COMMISSIONER TONER** to move proposed Zoning Regulation Changes and Zoning Map Changes to “*Other Business*”. **Voice Vote 8-0-0**. **MOTION CARRIED**.

7. **Old Business: None**
8. **Zoning Matters:** Liz Burdick, ZWEO; presented: *Zoning & Wetlands Officer Report* summarizing month of January, 2016.
9. **Town Planner: None**
10. **Communications: None**
11. **Minutes:** Acceptance of minutes from January 12, 2016 meeting. **MOTION** by **COMMISSIONER TONER**; seconded by **COMMISSIONER DESJARDINS** to **APPROVE** meeting minutes of January 12, 2016. **VOICE VOTE 8-0-0**. **MOTION CARRIED**.

12. Other Business:

a) **COMMISSIONER PIENIADZ** made the following three (3) **MOTIONS**:

- 1) **MOTION** to approve the following changes to the Town of Montville Zoning Regulations: Section 1.3 Definitions: Add; Dwelling, Single-Family Attached, Dwelling, Attached Single-family Flats. Add new Section 9B: R-20-M – Residential Multifamily. With the following Amendment; Section 9B.6.b change “*Minimum*” Principal Building Height to “*Maximum*” Principal Building Height. **COMMISSIONER DESJARDINS** made **MOTION** to **APPROVE** zone regulation changes as read to the Montville Zoning Regulations; **COMMISSIONER TONER** seconded. **ROLL CALL VOTE 8-0-0. MOTION CARRIED.**

- 2) **MOTION** to change the following parcels on the Town of Montville Zoning Map to the R-20-M Zone:
90 Leffingwell Rd (062/011-000)
91 Leffingwell Rd (062/023-000)
1758 Route 32 (094/029-000)
1321 Route 32 (033/017-00A)
1341 Route 32 (033/017-00B)
1591 Route 32 (091/020-000)
11 Platoz Drive (033/017-00D)
12 Platoz Drive (033/017-00C)
26 Platoz Drive (033/017-00K)
36 Platoz Drive (033/017-00Q)
45 Platoz Drive (033/017-00I)
46 Platoz Drive (033/017-00J)
15 Jerome Ave (069/051-000)
82 Jerome Rd (069/042-000)

COMMISSIONER HILLSBERG made **MOTION** to **APPROVE** changes to Town of Montville Zoning Map as read; seconded by **COMMISSIONER TONER**. **ROLL CALL VOTE 8-0-0. MOTION CARRIED.**

- 3) **MOTION** to set the effective date of changes to the Town of Montville Zoning Regulations and Town of Montville Zoning Map to March 12th, 2016. **COMMISSIONER TONER** made **MOTION** to **APPROVE** effective date as read; seconded by **COMMISSIONER DESJARDINS**. **ROLL CALL VOTE 8-0-0. MOTION CARRIED.**

13. Adjourn: Meeting adjourned at 8:35 p.m.