

**TOWN OF MONTVILLE  
PLANNING & ZONING COMMISSION  
310 NORWICH NEW LONDON TPKE.  
UNCASVILLE, CT 06382  
PHONE (860) 848-6779 - FAX (860) 848-2354**

**REGULAR MEETING MINUTES of**

**July 25, 2017**

1. **Call to order:** CHAIRMAN PIENIADZ opened the July 25, 2017 Regular Meeting at 7:00 pm.
2. **Pledge of Allegiance:** All rose to pledge the flag.
3. **Roll call and seating of Alternate:** COMMISSIONERS PRESENT: Desjardins, Estelle (who sat for Polhemus) Hillsberg, McNally, Pieniadz, Pike, Siragusa and Toner. COMMISSIONERS ABSENT: Duchesneau and Polhemus. STAFF PRESENT: Colleen Bezanson, Assistant Town Planner and Elizabeth Burdick, ZEO.
4. **Executive Session: None**
5. **Public Hearing /Applications: None**
6. **Old Business: None**
7. **New Business:**
  - a. **217 SUB 3 - 62 Beckwith Road (Map 11 Lot 53) Oakdale – Applicant/Owner: Gladys J. Bond, Trustee for 1-Lot Subdivision.** ZEO read staff report into the record. Stated the application is to create a 4 acre lot with existing house and leave 21.24 acres as remaining land.

COMMISSIONER TONER made MOTION, seconded by COMMISSIONER DESJARDINS that the Commission finds that the subdivision plan meets the requirements of Section 5 of the Zoning Regulations and the Subdivision Regulations and approves the application of Gladys J. Bond and the plan titled “Subdivision Plan Prepared for Gladys J. Bond 62 Beckwith Rd Oakdale, CT Prepared by Mattern & Stefon Land Surveyor’s dated May 2017 and revised to 7/10/2017.”

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void. The applicant may re-file another application review.

The conditions of approval are:

1. The ZEO must be contacted 24 hours prior to start of construction.
2. Note on Final Plan Sheet 1 of 2 shall be revised to “Subdivider and Owner: Gladys J. Bond, Trustee.”
3. Final Plans shall be signed and sealed by both a Licensed Land Surveyor and a Certified Soil Scientist.

ROLL CALL VOTE: The following voted IN FAVOR. COMMISSIONER: DESJARDINS, ESTELLE, HILLSBERG, McNALLY, PIENIADZ, PIKE, SIRAGUSA and TONER. VOTE: 8-0-0. MOTION CARRIED.

**8. Zoning Matters: None**

**9. Town Planner: None**

**10. Communications: None**

**11. Other Business: None**

**12. Minutes:**

COMMISSIONER HILLSBERG made MOTION, seconded by COMMISSIONER McNALLY to accept the July 18, 2017 Special Meeting Minutes. VOICE VOTE: 8-0-0. MOTION CARRIED.

**13. Adjourn:**

CHARIMAN PIENIADZ adjourned the meeting at 7:10 pm.

Respectfully submitted,

*Michelle M. Giroux*

Recording Secretary