

**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

August 22, 2017

1. **Call to order:** CHAIRMAN PIENIADZ opened the August 22, 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, McNally, Pieniadz, Pike, Polhemus, Siragusa and Toner. COMMISSIONERS ABSENT: Duchesneau, Estelle and Hillsberg. STAFF PRESENT: Elizabeth Burdick, ZEO.
4. **Executive Session:** None
5. **Public Hearing /Applications:** None
6. **Old Business:** None
7. **New Business:**
 - a. **217 SITE 7 – 312 Butlertown Road (Map 86-001 Lot 17) Oakdale – Applicant: B&W Paving & Landscaping, LLC. Owner: Antonio Iaconiello. To create storage area for construction equipment.**

ZEO read staff report into record. ZEO stated a Revised Plan was received prior to the P&Z Meeting; therefore, conditions of approval on the Draft Motion #1, #2, and #3 are no longer applicable. CHAIRMAN PIENIADZ asked if there were any questions for Staff. COMMISSIONERS TONER, DESJARDINS, PIKE and SIRAGUSA had questions which were all answered satisfactorily.

COMMISSIONER TONER made MOTION, seconded by COMMISSIONER McNALLY that the site plan meets the requirements of Section 13 and Section 18 of the Zoning Regulations and approves the application of B&W Paving & Landscaping, LLC., and the plan titled “Existing Conditions and Site Plan Prepared for B&W Paving & Landscaping, LLC., 312 Butlertown Road, Montville, CT, Prepared by Green Site Design, Dated August 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. An E & S Bond in the amount of \$2,000 must be posted prior to the issuance of a Zoning Permit to commence site improvements.
2. E & S controls shall be installed prior to the start of work and the ZEO must be contacted 24 hours prior to start of work to inspect.

VOICE VOTE: 7-0-0. MOTION CARRIED.

8. Zoning Matters:

- a. **Liz Burdick presented the July 2017 Zoning Report**

9. Town Planner: None

10. Communications: None

11. Other Business: None

12. Minutes:

COMMISSIONER McNALLY made MOTION, seconded by COMMISSIONER POLHEMUS to accept the July 25, 2017 Special Meeting Minutes. VOICE VOTE: 5-0-2 COMMISSIONER McNALLY and POLHEMUS abstained. MOTION CARRIED.

13. Adjourn:

CHARIMAN PIENAIIDZ adjourned the meeting at 7:21 pm.

Respectfully submitted,

Michelle M. Giroux
Recording Secretary