

TOWN OF MONTVILLE
PLANNING AND ZONING COMMISSION
310 NORWICH NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382
PHONE (860) 848-6779 – FAX (860) 848-2354

MEETING MINUTES of
January 23, 2018

1. Call to Order: Chairman Pieniadz called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance: All rose to salute the flag.

3. Roll Call:

Present were Commissioners Desjardins, Duchesneau, Estelle, Longton, Pieniadz, Polhemus and Siragusa. Absent was Commissioners Toner and Hillsberg. Also present were Town Planner Marcia A. Vlaun; Assistant Planner Colleen Bezanson, Zoning/Wetlands Enforcement Officer Elizabeth Burdick and Town Council Liaison Wills Pike.

4. Executive Session: None

5. Public Hearing / Application:

- a. 217ZC4 -1721, LLC/Nino, LLC – 1 Richard Brown Drive & Fitch Hill Road (Map 55 Lots 033-00B & 036-000), Uncasville, CT. Application for Zone Change from C3 to R-20-M.** Chairman Pienaidz opened the public hearing at 7:02 p.m. The Town Planner entered the following into the record and read the Staff Report which included a PowerPoint Presentation.

Staff Exhibits:

1. Copy of legal ad published in the *New London Day* on January 12th and January 19th, 2018.
2. Posted in the Town Clerks office on January 2, 2018
3. Certified Mail Receipts to Abutters
4. Staff Report and Power Point.
5. Entire project folder

Attorney Harry Heller of 736 Norwich New London Turnpike, Uncasville, legal representative of the Applicant made a presentation and entered the following into the record:

Applicant's Exhibit List:

1. Town of Montville Plan of Conservation and Development 2010

Chairman Pieniadz invited comments from the public in favor of the application three times; and there were none.

Chairman Pieniadz invited comments from the public in opposition of the Application. The following spoke in opposition:

1. John Mann - 60 Richard Brown Drive
2. Erwin Schmitt – 11 Chris Drive
3. Tom Cregeur – 17 Richard Brown Drive
4. Mike Scott – 124 Richard Brown Drive
5. John Strong - 134 Richard Brown Drive
6. Theresa Kramer – 13 Desjardins Drive

Public Exhibits:

1. Email from Erik LaChapelle 69 Richard Brown Drive Received December 12, 2017
2. Protest Petition Pursuant to C.G.S. § 8-3(B) & Section 23.1 of the Montville Zoning Regulations
3. Montville - Norwich New London Turnpike (Route 32) – Road Safety Audit dated November, 2016

A **Motion** was made by Commissioner Siragusa and seconded by Commissioner Estelle to **Close** the Public Hearing. All in favor 7-0-0. Motion carried. Public Hearing closed 8:10 p.m.

b. Discussion and Decision: 217ZC4 – 1721, LLC/Nino, LLC – 1 Richard Brown Drive & Fitch Hill Road (Map 55 Lots 033-00B & 036-000), Uncasville CT. Application for Zone Change from C3 to R-20-M.

A **Motion** was made by Commissioner Desjardins seconded by Commissioner Longton to **Continue** to the February meeting. All in favor. 7-0-0. Motion Carried.

6. Old Business: None

7. New Business: None

8. Zoning Matters:

- a. Liz Burdick – December 2017 ZWO Report. The ZWO indicated that the Commission received the report last month and verified that there were no questions regarding it.

9. Town Planner:

- a. The draft changes to the Zoning Regulations were distributed to the Commission and will be discussed at the February meeting.

10. Communications: None

11. Other Business: None

12. Minutes:

- a. **Minutes from January 9, 2018 Regular Meeting.**

A **Motion** made by Commissioner Siragusa, seconded by Commissioner Polhemus to **Accept** the minutes of the January 9, 2018 meeting . All in favor. 7-0-0. Motion carried.

13. Adjourn:

Chairman Pieniadz adjourned the meeting at 8:18 p.m.

Respectfully submitted by:

Tiffany E Williams
Recording Secretary