

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
May 11, 2010

1. **Call to Order.** Chairman Marcus called the May 11, 2010 meeting of the Montville Planning & Zoning Commission to order at 7:00 p.m. in the Town Council Chambers.
2. **Pledge of Allegiance.** All rose and pledged the flag.
3. **Roll call and seating of Alternates:**
COMMISSION MEMBERS PRESENT: Commissioners Baron, Desjardins, Ferrante, Marcus, Mastrandrea, Pieniadz, Polhemus, and Toner. (8 regular members)
COMMISSION MEMBERS ABSENT: Commissioner Siragusa. (1 regular member)
STAFF PRESENT: Thomas Sanders, ZEO.
4. **Executive Session:** none
5. **Public Hearings:** none
6. **New Business:**
 1. **Action Items:**
 - a) **CL&P Request for Determination** - Lot Line Revision relative to the property located at 97 Jerome Road & 25 Killeen Road, Montville, CT As shown on Assessor's Map 10 Lot 4 and Map 67 Lot 11. Staff advised the Commission that this is not a subdivision; it's simply a lot line revision. Attorney Jennifer Yoxall, representing CL&P explained the need for the Commission's action. The applicant was advised that they would have to publish their own legal notice for the determination. Discussion was held. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER FERRANTE** as follows: That we find that the proposed lot line revision between 97 Jerome Road and 25 Killeen Road does not constitute a subdivision. Discussion was held. Roll call vote as follows: In favor: Commissioners Baron, Desjardins, Ferrante, Marcus, Mastrandrea, Pieniadz, Polhemus, and Toner. (8 regular members) Opposed: none. 8-0 **MOTION CARRIED.**
 - b) **9R Burlake, LLC:** A request for a ninety day extension of time to file the subdivision mylars in the Town Clerk's office relative to the 9R Burlake Subdivision on the property located at 120 Gay Hill Road, Uncasville, CT As shown on Assessor's Map 23 Lot 3. Attorney Harry Heller, representing the applicant addressed the Commission. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by

COMMISSIONER POLHEMUS to **APPROVE** the 90 day extension.
Voice vote. 8-0 **MOTION CARRIED.**

7. Zoning Issues:

1. Action items:

- a) **Judith and Brian Liskiewicz:** Cease & Desist Order relative to the operation of a business on the property located at 20 Ridge Drive, Montville, CT. As shown on Assessor's Map 106 Lot 64. Staff advised the Commission of the history of the issue at hand with a business being conducted on the property by a tenant. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER POLHEMUS TO REFER** the Cease & Desist Order to the Town Attorney for action. Voice vote. 8-0 **MOTION CARRIED.**

8. Old Business:

1. Action Items:

2. Not Ready For Action:

- 9. Communications:** Staff advised that we had received a notice from the Town of Preston regarding changes to their Zoning Regulations. Discussion was held. The Chairman advised that he had received a notice of programs from the CT Transportation Institute.

10. Minutes:

- a) Acceptance of the minutes from the Regular meeting of April 27, 2010. A **MOTION** to **APPROVE** was made by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER DESJARDINS.** Voice vote. 7-0-1 with Commissioner Mastrandrea abstaining. **MOTION CARRIED.**

11. New Business:

12. Non-Action items:

- a) **Jones Landscape, LLC/Daniel Jones:** An application for a Site Plan Review for the construction of a 2,400 sq. ft. building with appurtenant access drive and parking on the property located at 318 Butlertown Road, Oakdale, CT As shown on Assessor's Map 1 Lot 5. A **MOTION** was made by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER TONER** to **CONTINUE.** Voice vote. 8-0 All in favor. **MOTION CARRIED.**

13. Zoning Issues:

1. Not Ready For Action: none

2. Zoning Officer's Report:

14. Other business to come before the Commission:

- a.) Capital Improvement Plan. The Chairman advised the Commission that he had invited both the Mayor and the Finance Director to attend the meeting. Discussion was held. The Commission voiced concerns with the lack of information provided in the plan; the absence of someone to provide them with an explanation of the items in it and they were of the opinion that the "plan" as provided to them is more of a "budget" than a plan. A **MOTION** was made by **COMMISSIONER FERRANTE; SECONDED** by **COMMISSIONER DESJARDINS** that we return the budget to the Town Council and ask that they send us a Capital Improvement Plan. Voice vote 8-0 **MOTION CARRIED.**

15. Adjourn: The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Judy A. LaRose
Recording Secretary

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