

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
September 28, 2010**

1. **Call to Order.** Chairman Marcus called the September 28, 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 Desjardins, Ferrante, Marcus, Mastrandrea Polhemus, and Siragusa. (6 regular members)
COMMISSION MEMBERS ABSENT: Commissioners Baron, Pieniadz, and Toner. (3 regular members)
STAFF PRESENT: Marcia A. Vlaun, Town Planner
4. **Executive Session:** none
5. **New Business:**
 1. **Action items:**

Commissioner Siragusa informed the Commission of a conflict on items 5.1.a. and 5.1.b and left the room (written notice received and attached hereto).

 - a.) **§8-24 Review:** A request from the WPCA for an §8-24 Review for a land exchange between WPCA property As shown on Assessor's Map 74 Lot 40a and GL&C Construction property located at Pink Row property As shown on Assessor's Map 74 Lot 40. Discussion was held. A **MOTION** was made by **COMMISSIONER FERRANTE; SECONDED** by **COMMISSIONER DESJARDINS** to forward a **FAVORABLE** §8-24 Review. Voice vote. 5-0. **MOTION CARRIED.**
 - b.) **§8-24 Review:** A request from the WPCA for an §8-24 Review for the acquisition of the waste water pump station located at 82 Jerome Road (Village Apartments) Uncasville, CT As shown on Assessor's Map 69 Lot 42. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER MASTRANDREA** to forward a **FAVORABLE** §8-24 Review. Voice vote. 5-0. **MOTION CARRIED.**

Commissioner Siragusa returned to the meeting room.
6. **Old Business:**
 1. **Action Items:** none
 2. **Not Ready For Action:** none

7. **Public Hearings:** none

8. **Zoning Issues:**

1. **Action items:**

a.) **Carol S. Rasmussen/CDM Homes:** An application for a Zoning Permit for the construction of a single family dwelling on the property located at Route 32 (a.k.a. 28 Thomas Avenue), Uncasville, CT. As shown on Assessor's Map 91 Lot 28. (see below item 8.1.b)

b.) **Carol S. Rasmussen/CDM Homes:** An application for a Zoning Permit for the construction of a single family dwelling on the property located at Route 32 (a.k.a. 38 Thomas Avenue), Uncasville, CT. As shown on Assessor's Map 91 Lot 38. Staff advised that the applicant's Attorney asked that this matter be continued until the next meeting. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER MASTRANDREA** to **CONTINUE** Item 8.1.a. and 8.1.b. Voice vote. 6-0-0 **MOTION CARRIED.**

9. **Communications:** Staff advised that the following had been received: 1. A notice from the Town of Salem regarding proposed changes to their regulations (Industrial Park section). 2. A copy of an initial Inquiry that was sent to the Patterson's of 1510 Route 163 relative to storage of construction equipment. 3. Letter regarding the Aldi project at 35 Old Fitch Hill Road. Staff advised that 3 C.O.'s are still needed before the project is completed and that they will not be issued until WPCA signs off.

10. **Minutes:**

a.) Acceptance of the minutes from the Regular meeting of August 24, 2010. A **MOTION** to **ACCEPT** (the minutes) as presented was made by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER DESJARDINS.** Voice vote. 5-0-1 with Commissioner Mastrandrea abstaining, **MOTION CARRIED.**

11. **New Business:**

2. **Not Ready For Action:**

a.) **Halifax Realty, LLC:** An application for a Site Plan Review for the construction of a one story 7,200 sq. ft. retail/office building and related site improvements located on the property at 1951 & 1957 Route 32, Uncasville, CT As shown on Assessor's Map 99 Lots 69 &70. A **MOTION** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS** to **CONTINUE.** Voice vote. 6-0-0 **MOTION CARRIED.**

12. **Zoning Issues:**

2. **Not Ready For Action:** none

3. **Zoning Officer's Report:** ZEO's Report was distributed to the Commission.

13. **Other business to come before the Commission:**

a.) POCD Implementation:

1.) Draft Village District. Staff discussed the implementation of the Village District as outlined in the 2010 Plan of Conservation and Development. Staff will draft an overlay zoning district and bring it to the Commission for discussion.

14. Adjourn: The meeting adjourned at 7:30 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