

**TOWN OF MONTVILLE**  
**PLANNING & ZONING COMMISSION**  
310 NORWICH NEW LONDON TPKE  
PHONE (860) 848-8549 Fax (860) 848-2354  
MEETING MINUTES  
October 12, 2010

1. **Call to Order.** Chairman Marcus called the October 12, 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, Polhemus, Pieniadz, Siragusa and Toner. (8 regular members)  
**COMMISSION MEMBERS ABSENT:** Commissioner Mastrandrea. (1 regular member)  
**STAFF PRESENT:** Thomas Sanders, Zoning Enforcement Officer. Town Engineer Thomas Fenton, of Nathan Jacobson was also on hand.
4. **Executive Session:** none
5. **New Business:**
  1. **Action items:** none
6. **Zoning Issues:**
  - a.) **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. Chairman Marcus informed the Commission that although both items would be heard together, they would be voted on separately. Staff advised that there had been correspondence back and forth between the Town Engineer and the Applicant's Engineer over this matter. Staff entered Tom Fenton's letter (Summary of Engineering Review) into the record. Tom Fenton, Town Engineer discussed his summary with the Commission. Discussion was held. Commission concerns included, but were not limited to; drainage, grading, and the applicant not hooking up to public sewers. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER POLHEMUS** to **DENY** Item 6.1.a. 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. The reason for denial is that the plans, as submitted, show that surface water from and/or on to abutting properties will be altered as explained in the Town Engineer's report. Roll call vote as follows: In

favor: Commissioners Baron, Desjardins, Ferrante, Marcus, Polhemus, Pieniadz, Siragusa and Toner. Opposed: none. 8-0-0 **MOTION CARRIED.**

A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER DESJARDINS** to **DENY** Item 6.1.b. 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. The reason for denial is that the plans, as submitted, show that surface water from and/or on to abutting properties will be altered as explained in the Town Engineer's report. Roll call vote as follows: In favor: Commissioners Baron, Desjardins, Ferrante, Marcus, Polhemus, Pieniadz, Siragusa and Toner. Opposed: none. 8-0-0 **MOTION CARRIED.**

A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER SIRAGUSA** to **ADD** item 6.1.c. Cease & Desist Order (to the agenda). Voice vote 8-0-0 **MOTION CARRIED.**

c.) Staff informed the Commission of an issue with the property located at 1510 Route 163. He advised them that an Initial Inquiry was sent in September and is asking the Commission authorize him to forward the matter to the Town Attorney for the issuance of a Cease & Desist Order. The problems stem from industrial equipment being stored on a lot located in a WRP Zone. A **MOTION** was made as follows by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER SIRAGUSA** to authorize the Zoning Enforcement Officer to ask the Town Attorney to send a Cease & Desist Order to property located at 1510 Route 163 due to storage of industrial equipment in a residential zone. Discussion was held. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**

**7. Old Business:**

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

**8. Public Hearings:** none

**9. Communications:** Chairman Marcus advised that he had received newsletters from DEP regarding PA490 and Permitting Assessment Report.

**10. Minutes:**

- a.) Acceptance of the minutes from the Regular meeting of September 28, 2010. A **MOTION** to **ACCEPT** (the minutes) as presented was made by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER DESJARDINS.** Voice vote. 5-0-3 with Commissioners Baron, Pieniadz and Siragusa 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. Staff advised that he applicant was not ready to go forward. A **MOTION** was made by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER TONER** to **CONTINUE**. Voice vote. 8-0-0 **MOTION CARRIED**.

**12. Zoning Issues:**

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

**3. Zoning Officer's Report:**

Marcia A. Vlaun, Town Planner arrived at the meeting.

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

**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