

**TOWN OF MONTVILLE  
PLANNING & ZONING COMMISSION  
310 NORWICH NEW LONDON TPKE  
PHONE (860) 848-8549 Fax (860) 848-2354  
MEETING MINUTES  
March 8, 2011**

1. **Call to Order.** Chairman Marcus called the March 8, 2011 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, Polhemus, Siragusa and Toner. (8 regular members)  
**COMMISSION MEMBERS ABSENT:** Commissioner Pieniadz. (1 member)  
**STAFF PRESENT:** Thomas Sanders, Zoning Enforcement Officer.
4. **Executive Session:** none
5. **New Business:**
  1. **Action items:**
    - a.) **KT Tower Enterprises and Wireless Solutions, LLC:** An application for a Site Plan Modification for the relocation and replacement of a telecommunication tower and the addition of two 12 x 40 foot telecommunication buildings located on the property at Cook Drive a.k.a. Cook Road., Uncasville, CT As shown on Assessor's Map 99 Lot 10. Staff Report dated 3/8/11 was distributed to the Commission. Discussion was held. Attorney Harry B. Heller of 736 Route 32, Uncasville, CT representing the applicant informed the Commission that his client had agreed to the Fire Marshal's request and would provide him with free antenna space on the tower. Discussion was held. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** as follows: A Motion to approve an application from KT Tower Enterprises and Wireless Solutions, LLC for a Site Plan Modification for the relocation and replacement of a telecommunication tower and the addition of two 12 x 40 foot telecommunication buildings located on the property at Cook Drive a.k.a. Cook Road., Uncasville, CT As shown on Assessor's Map 99 Lot 10 with the following condition – 1. A \$5,000.00 erosion and sediment control bond shall be posted for the lot prior to the start of construction. Discussion was held. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**
    - b.) **Town of Montville Planning & Zoning Commission/Revisions to the Town of Montville Zoning Regulations:** Changes to Sections 1.3(definitions) and 16.4 (Special Flood Hazard Area Requirements) of the Zoning Regulations in regards to special flood hazard area requirements as identified by the Federal Emergency Management Agency (FEMA) which

includes acceptance of the Flood Insurance Study (FIS) and Flood Insurance Rates Maps (FIRM) dated July 18, 2011. Staff distributed the proposed text changes to the Commission for their review. Discussion was held. The Commission will discuss the proposed changes prior to setting the date for the Public Hearing. A **MOTION** was made by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER DESJARDINS** to **CONTINUE**. Voice vote. 8-0-0 **MOTION CARRIED**.

**6. Public Hearings:** none

**7. Zoning Issues:**

**1. Action items:** none.

**8. Old Business:**

**1. Action Items:**

**2. Not Ready For Action:**

**a.) Town of Montville Public Safety Building Committee:** An application for Site Plan Review for the construction of a new Public Safety Building and associated site work on the property located at 911 Norwich-New London Turnpike (Route 32), Uncasville, CT As shown on Assessor's Map 83 Lot 29. (see below)

**b.) Town of Montville Public Safety Building Committee:** A Coastal Area Management application for the construction of a new Public Safety Building and associated site work on the property located at 911 Norwich-New London Turnpike (Route 32), Uncasville, CT As shown on Assessor's Map 83 Lot 29. Staff advised that both items are before the Inland Wetlands Commission. A **MOTION** was made by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER TONER** to **CONTINUE** (agenda items) 8.2.a and 8.2.b. Voice vote. 8-0-0 **MOTION CARRIED**.

**9. Communications:** Staff advised that he had received a memo from the Mayor advising the Commission of upcoming bridge repairs that are expected to take place on the Mohegan-Pequot Bridge to begin in June. Also received a newsletter - Clearscapes from UCONN.

**Staff advised the Commission that he had one other item to discuss: Leitkowski:** Single family to 2 family on Bergman Drive. Discussion was held due to the original surveyor signed and sealed plans for the property (as-built) which are on file with the Planning Office being the only plans in existence due to the death of the surveyor. The Commission reached a consensus that they would not have a problem with waiving the requirement for signed and sealed plans. Discussion was held. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** to **SET** the Public Hearing date for March 22, 2011 for **Garhard C. Leitkowski Jr.:** An application for a Special Permit for a two family home on the property located at 36 Bergman Drive, Montville, Ct As on Assessor's Map 17 Lot 24. Voice vote. 8-0-0 **MOTION CARRIED**.

**10. Minutes:**

**a.) Acceptance of the minutes from the Regular meeting of February 22, 2011. A MOTION to APPROVE (the minutes) was made by COMMISSIONER POLHEMUS; SECONDED by COMMISSIONER TONER. Voice vote. 7-0-1 with Commissioner Marcus abstaining. MOTION CARRIED.**

Commissioner Baron advised the Commission of the status of the Regional Planning Commission.

**11. New Business:**

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

**12. Zoning Issues:**

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

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

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

**14. Adjourn:** MOTION to ADJOURN was made by COMMISSIONER BARON; SECONDED by COMMISSIONER SIRAGUSA. All in favor. MOTION CARRIED. The meeting adjourned at 7:35 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.