

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
March 22, 2011**

1. **Call to Order.** Chairman Marcus called the March 22, 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, Pieniadz, Polhemus, Siragusa and Toner. (9 regular members)
COMMISSION MEMBERS ABSENT: none
STAFF PRESENT: Thomas Sanders, Zoning Enforcement Officer.
4. **Executive Session:** none
5. **New Business:**
 1. **Action items:** none
6. **Old Business:**
 1. **Action Items:**
 - 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 item 8.1.b)
 - 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. Attorney Ochsner, Counsel for the Public Safety Building Committee made a presentation to the Commission and informed the Commission that it is possible that all items on the site plan might not be built due to budget restraints. The site plan as presented shows the maximums. Presentations were also made by Jim Sperry of Kaestle-Boos, Bob Schuch of Boundaries and Tom Fenton of Nathan Jacobson as the Town Engineer. Discussion was held. The Commission had concerns about the lack of sidewalks, the drainage easements. Marcia Vlaun as Project manager for the Public Safety Building discussed the sidewalk issue with the Commission. Alternates to the project were also discussed. Staff informed the Commission that no response was received from OLIS regarding

the CAM application. A **MOTION** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS** to **ACCEPT (approve)** the Coastal Area Management Plan. Roll call vote. In favor: Commissioners Baron, Desjardins, Ferrante, Marcus, Mastrandrea, Pieniadz, Polhemus, Siragusa and Toner. Opposed: none. Approved 9-0-0 **MOTION CARRIED**. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER SIRAGUSA** for a **FAVORABLE** Site Plan Review (**APPROVE** the construction of a new Public Safety Building and associated site work). Roll call vote. In favor: Commissioners Baron, Desjardins, Ferrante, Marcus, Mastrandrea, Pieniadz, Polhemus, Siragusa and Toner. Opposed: none. Approved 9-0-0 **MOTION CARRIED**.

- c.) **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. Discussion was held. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER DESJARDINS** to set the **Public Hearing** date for **April 26, 2011**. Voice vote. All in favor. 9-0-0 **MOTION CARRIED**.

2. Not Ready For Action:

7. Public Hearings:

- a.) **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. Staff advised that the application has been withdrawn.

8. **Communications:** Staff advised that we had received a letter from a resident of Ledyard regarding amendments to C.G.S. §8-30g. Commissioner Baron advised the Commission of the status of the Regional Planning Commission. Commissioner Siragusa informed the Commission of WPCA activity concerning hydrant easements in future developments.

9. Minutes:

- a.) Acceptance of the minutes from the Regular meeting of March 8, 2011. A **MOTION** to **APPROVE** (the minutes) was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER**. Voice vote. 8-0-1 with Commissioner Pieniadz abstaining. **MOTION CARRIED**.

10. New Business:

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

11. Zoning Issues:

1. **Action items:** none.

2. **Not Ready For Action:** none
3. **Zoning Officer's Report:** none

12. Other business to come before the Commission: none

13. Adjourn: The meeting adjourned at 8:15 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.