

**TOWN OF MONTVILLE**  
**PLANNING & ZONING COMMISSION**  
 310 NORWICH NEW LONDON TPKE  
 PHONE (860) 848-8549 Fax (860) 848-2354  
 MEETING MINUTES  
 August 23, 2011

1. **Call to Order.** Chairman Marcus called the August 23, 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, Marcus, Mastrandrea, Pieniadz, Polhemus, Siragusa, and Toner. (8 regular members)  
**COMMISSION MEMBERS ABSENT:** Commissioner Ferrante. (1 regular member)  
**STAFF PRESENT:** Thomas Sanders, Zoning Enforcement Officer.
4. **Executive Session:** none
5. **New Business:**
  1. **Action items:**  
**Public Hearings:** none
6. **Zoning Issues:**
  1. **Action items:**
    - a.) **Michael DeSautels:** 237 Chesterfield Road As shown on Assessor’s Map 29 Lot 62-1: Existing Initial Inquiry– Request for a Zoning Permit to continue use of a trailer. Staff advised the Commission of the timelines and permits that the property owner obtained. State Health Dept. has issued an exemption for the septic system (holding tank) that is good through Sept. 2012. Mr. DeSuatels has made application for a Zoning Permit to construct a 4 bedroom house and he wants to continue the use of the camp trailer while the home is being constructed. If the house is not built by Sept. 2012, then a Cease & Desist Order would be issued. Discussion was held. A **MOTION** was made by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER DESJARDINS** to **APPROVE** the application for a Zoning Permit site plan approval to construct a four bedroom house at 237 Chesterfield Road for one year pending conditions that he meet all approvals and conditions of the site plan Voice vote 8-0-0 All in favor. **MOTION CARRIED.**
8. **Old Business:**
  1. **Action Items:**
    - a.) **Walter Lynick, Michael Lynick & John Lynick, Jr.:** An application for a two lot subdivision on the property located at 97 Jerome Road, Montville CT As shown on Assessor’s Map 10 Lot 4. Staff report was distributed to the Commission. Bob Schuch of Boundaries, Inc., representing the applicants, made a presentation to the Commission. Commissioner Baron had concerns over the Warranty Deed for the road widening strip and the description for the same. Discussion was held. A **MOTION** was made by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER DESJARDINS** to

**APPROVE** the application for a two lot subdivision for the property located at 97 Jerome Road, Montville CT for Walter Lynick, Michael Lynick, and John Lynick, Jr. as shown on Assessor's Map 10 Lot 4 and as further depicted on a survey indicating " Subdivision Plan "Property Survey" prepared for Walter Lynick 97 Jerome Road Montville, Connecticut Scale 1" = 50' April 2011 Job I.D. No. 10-1932 sheets 1 of 3 to 3 of 3 as revised August 1, 2011. Roll call vote. In favor: Commissioners Baron, Desjardins, Marcus, Mastrandrea, Pieniadz, Polhemus, Siragusa, and Toner. Opposed: None. 8-0-0 **MOTION CARRIED.** Discussion was held.

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

- 9. Communications:** Staff: Staff had one item that was a Zoning Permit that had just come in and the Chairman advised that it will be brought up under new business. Chairman Marcus advised that he had received the following: 1. Town of Montville FOI Seminar 9/1/11 @ 7:00 p.m. 2. Town & Country CCM Newsletter. 3. Newsletter from DEEP (formerly DEP).

**10. Minutes:**

- a.) Acceptance of the minutes from the Regular meeting of June 28, 2011 A **MOTION** to **APPROVE** (the minutes) was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER TONER.** Voice vote. 8-0-0 **MOTION CARRIED.**

**11. New Business:**

Motion to **ADD** Gary Donovan application for a Zoning Permit 1422 Route 85 Map 6 Lot 3 for 24'x36' garage was made by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER TONER.** Voice vote 8-0 **MOTION CARRIED.** Gary Donovan application for a Zoning Permit 1422 Route 85 Map 6 Lot 3 for A 24'x36' garage. Discussion was held. The applicant will need to get a variance for the setbacks. Discussion was held – applicant was advised that he will have to make application to Zoning Board of Appeals. A **MOTION** to **APPROVE** this application for a storage shed/garage 24 X 36 at 1422 Route 85 Assessor's Map 6 Lot 3 for Gary Donovan was made by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER PIENIADZ.** Discussion was held. The Chairman stated for the record: Reasons being that we (the Commission) have no choice to disapprove– it doesn't meet setbacks and zone requirements Roll call vote as follows: In favor: none. Opposed: Commissioners Baron, Desjardins, Marcus, Mastrandrea, Pieniadz, Polhemus, Siragusa, and Toner. **0-8 MOTION DENIED.**

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

**12. Zoning Issues:**

**2. Non-Action Items:** none

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

- 13. Other business to come before the Commission:** The Chairman reminded the Commission that alternate members are needed since we currently have three vacancies and 2 regular Commissioners, one of which is he, will be leaving by the end of the year. A new Chairman will need to be elected in November.

A **MOTION** was made to **ADD** to the agenda Revisions to the Regulations by **COMMISSIONER MARCUS; SECONDED** by **COMMISSIONER TONER**. Voice vote. 8-0-0 All in favor. **MOTION CARRIED**. A memo that was sent to the Planning Office by Branse, Willis & Knapp (Atty. Ochsner's firm) was distributed to the Commission that outlines recent legislation, (PA 11-70) which makes a major change to bonding provisions for municipalities. Draft revisions that Attorney Ochsner prepared were also distributed to the Commission. This new law is effective 10/1/11, and the regulations must be revised quickly in order to protect the town, Discussion was held. A **MOTION** was made to **SET A PUBLIC HEARING** date for September 27, 2011 by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER**. Voice vote. 8-0-0 All in favor. **MOTION CARRIED**.

**14. Adjourn:** The meeting adjourned at 7:50 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.