

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
September 27, 2011**

1. **Call to Order.** Chairman Marcus called the September 27, 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, Pieniadz, Polhemus, and Siragusa. (7 regular members)
COMMISSION MEMBERS ABSENT: Commissioners Mastrandrea, and Toner. (2 regular members)
STAFF PRESENT: Thomas Sanders, Zoning Enforcement Officer.
4. **Executive Session:** none
5. **New Business:**
 1. **Action items:**
 - a.) **§8-24 Review:** Requesting if the Town of Montville should abandon, convey and/or sell the property located at 245 Lynch Hill Road, Montville, CT As shown on Assessor's Map 39 Lot 31. (see below item 5.1.c)
 - b.) **§8-24 Review:** Requesting if the Town of Montville should abandon, convey and/or sell the property located at 230B Maple Avenue, Montville, CT As shown on Assessor's Map 77 Lot 29. (see below item 5.1.c)
 - c.) **§8-24 Review:** Requesting if the Town of Montville should abandon, convey and/or sell the property located at 1187 Route 32, Montville, CT As shown on Assessor's Map 99 Lot 89.A **MOTION** was made to **CONTINUE (AGENDA) ITEMS 5.1.A, B. & C,** by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS.** Discussion was held. Voice vote. 7-0-0 All in favor. **MOTION CARRIED.**
 - d.) **Jonathan M. Genesky:** An application for a Home Occupation Permit for lawn care business located on the property at 290 Connecticut Blvd., Montville, CT As shown on Assessor's Map 97 Lot 10. Staff informed the Commission that Mr. Genesky is looking to have outside storage for equipment and trailer (not a box trailer). Mr. Genesky informed the Commission that he currently owns all of the items, but they are not used for a business yet. Staff has no problem with the application being approved for a one year period. Discussion was held. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER DESJARDINS** as follows: A **MOTION** to **APPROVE** the Home Occupation Permit Application for Jonathan M. Genesky 290 Connecticut Blvd., Oakdale, CT for the description of business - property care lawn mowing and trimming per his application - permit approval is granted for one year. Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**
 - e.) **Town of Montville Planning & Zoning Commission:** Revisions to the Town of Montville Subdivision Regulations and the Zoning Regulations. Proposed revisions were distributed to

the Commission for their review. The Commission was polled on their availability for a November 8th Public Hearing and all except Chairman Marcus are available. Discussion was held.

6. Public Hearings: none

7. Zoning Issues:

1. Action items:

- a.) **Stonehenge Pillars/Darren Hall:** A request for an E&S Bond release on the property located at 23 Fawns Meadow Road, Montville, CT As shown on Assessor's Map 22 Lot 13. Staff informed the Commission of the following history: Developer didn't complete the lawn prior to selling the property. New homeowner filed a complaint after the C.O. was issued. Developer ran into financial problems, and he now has agreed to release the bond. The Commission had concerns about having a valid release signed by both parties that has between reviewed and approved by the Town Attorney. Staff advised the Commission that we have the release and that we have done this before. Discussion was held. A **MOTION** was made to **CALL THE BOND** and release liability of Stonehenge Pillars for E&S Bond Dime Bank #100642792 and to release the funds to the property owner 23 Fawns Meadow Road Darren Hall by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**

8. Old Business:

1. Action Items:

2. Not Ready For Action: none

9. **Communications:** Staff: Staff advised that we had received a letter from DEEP relative to AES Thames permit renewal. Also received information on a PA490 workshop (farmland tax assessment) and a seminar sponsored by the Land Use Academy. Chairman Marcus informed the Commission of a letter received from Glen Aldrich regarding 9R Burlake Bond Release. The letter was read to the Commission. Mr. Aldrich will be sent a response by the Town Planner explaining the new policies that the State passed.

10. Minutes:

- a.) Acceptance of the minutes from the Regular meeting of September 13, 2011. A **MOTION** to **APPROVE** (the minutes) was made by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. 6-0-1 with Commissioner Pieniadz abstaining. **MOTION CARRIED.**

11. New Business:

2. Not Ready For Action:

- a.) **§8-24 Review:** For acceptance of the following road in the Fawns View Subdivision: Fawns Meadow Road and; i.) To release the balance of the Performance Bond from the Town of Montville, which was posted in the original amount of \$393,175.00, which was reduced by 45% (\$176,928.00 down to \$216,247.00) on September 25, 2007, to be effective upon the date of the road acceptance by the Montville Town Council and; ii.)To require the posting of a One (1) year Maintenance Bond effective upon the date of the road acceptance by the Montville Town Council, in the amount of \$39,317.50 (10% of the original Bond amount of \$393,175.00).A **MOTION** was made to **CONTINUE** by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. All in favor. 7-0-0 **MOTION CARRIED.**

12. Zoning Issues:

2. Non-Action Items: none

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

13. Other business to come before the Commission:

14. Adjourn: 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.