

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
October 25, 2011**

1. **Call to Order.** Chairman Marcus called the October 25, 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: Colleen Bezanson, Inland Wetlands Officer/Planner II, Thomas Sanders, Zoning Enforcement Officer and Marcia A. Vlaun, Town Planner. Also present were Town Engineer Thomas Fenton, of Nathan Jacobson and Attorney Ronald Ochsner.
4. **Executive Session:** none
5. **New Business:**
 1. **Action items:**
 - a.) **Getty Granite Company/Getty Real Estate, LLC:** An application for a Special Permit for Excavation of Earth Materials on the property located on the west side of Cherry Lane, Montville, CT. As shown on Assessor's Map 60 Lot 22. A **MOTION** was made to **set the Public Hearing for November 8, 2011** by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. All in favor. 9-0-0 **MOTION CARRIED.**
6. **Public Hearings:**
 - a.) **Town of Montville:** An application for a Special Permit for the erection of a Telecommunications Tower, supporting base and supporting facilities for the Town of Montville Public Safety Building located on the property at 911 Norwich New London Turnpike, Uncasville, CT As shown on Assessor's Map 83 Lot 29. Chairman Marcus opened the Public Hearing at 7:03 p.m. **Staff:** Staff distributed the Staff Report and associated documents to the Commission and entered the following into the record:
 1. Application dated October 18, 2011 and associated plan.
 2. Copy of the legal ads as published in the New London Day on October 14, 2011 and October 21, 2011.
 3. Neighborhood Impact Study of a Proposed Transmission Tower prepared by Miner & Silverstein, LLP. Effective Date of Analysis – October 11, 2011.
 4. Staff Report dated October 25, 2011.

Staff read her report to the Commission Staff advised the Commission that they are requesting 2 waivers. **Applicant:** Attorney Ron Ochsner, representing the applicant,

made a presentation to the Commission. He provided the Commission with an overview of the existing 30 year old tower which will remain on the state leased property and the configuration of the new tower which will serve police, fire safety, emergency services, public works and civil defense. Thomas Fenton, Town Engineer, also made a presentation to the Commission and described the plan that was prepared by Nathan, Jacobson to the Commission. Discussion was held. Waivers requested and justifications for the same were addressed by Attorney Ochsner. Ray Occhialini, Fire Marshall for the Town of Montville provided information to the Commission relative to the current problems with communication and the need for the new tower. The Town Planner discussed site plan waivers with the Commission. Discussion was held. **Public: In favor:** Lt. Leonard Bunnell spoke in favor of the tower location. Ray Occhialini discussed communication and how this proposal will improve the emergency communications. John MacNeil said that he is a member of the Public Safety Building Committee and supports this proposal. Howard Beetham Jr. said that he is in favor of the plan. **Opposed:** none. Discussion was held. A **MOTION** was made to **CLOSE** the Public Hearing by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER. Voice vote. 9-0-0 All in favor. MOTION CARRIED.** Discussion was held.

A **MOTION** was made to **ADD** to the agenda the Special Permit as item 13 and to **change the order** of the agenda to bring it up now by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS. Voice vote. 9-0-0 All in favor. MOTION CARRIED. 13. Other business to come before the Commission: Town of Montville:** An application for a **Special Permit** for the erection of a Telecommunications Tower, supporting base and supporting facilities for the Town of Montville Public Safety Building located on the property at 911 Norwich New London Turnpike, Uncasville, CT As shown on Assessor's Map 83 Lot 29. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER DESJARDINS** as follows: I make a motion to **WAIVE** the requirement of Section 17.17.1 – the requirement of a one quarter mile search radius Reason: The tower located on Cook Drive will be used as a relay tower. Roll call vote: In favor: Baron, Desjardins, Ferrante Marcus, Mastrandrea, Pieniadz, Polhemus, Siragusa and Toner. Opposed: none. Abstain: none. All in favor. 9-0-0 **MOTION CARRIED.** A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER DESJARDINS** as follows: I make a motion to **WAIVE** the requirement of Section 17.17.2 – Report from a licensed telecommunications systems engineer indicating why the proposed site location is necessary to satisfy its function in the applicant's proposed telecommunication system or Connecticut Siting Council Approval. Consideration of at least one alternate site must be evaluated, at similar level, than the proposed site. Reason: Satisfies function of municipal communications tower. This is not a commercial systems network. Roll call vote: In favor: Desjardins, Ferrante Marcus, Mastrandrea, Pieniadz, Polhemus, Siragusa and Toner. Opposed: Baron. Abstain: none. 8-1-0 **MOTION CARRIED.** A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER SIRAGUSA** as follows: I make a motion to **APPROVE** the application of the Town of Montville for a Special Permit for the erection of telecommunications tower, supporting base and supporting facilities for the Town of Montville Public Safety Building. Reason: Satisfies the requirements of Section 17.7 of the Regulations. Roll call vote: In favor:

Baron, Desjardins, Ferrante Marcus, Mastrandrea, Pieniadz, Polhemus, Siragusa and Toner. Opposed: none. Abstain: none. All in favor. 9-0-0 **MOTION CARRIED.**

7. **Zoning Issues:** none

1. **Action items:**

8. **Old Business:**

1. **Action Items:**

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 DESJARDINS; SECONDED** by **COMMISSIONER TONER**. Discussion was held. Voice vote. All in favor. 9-0-0 **MOTION CARRIED.**

9. **Communications:** Staff: Staff advised that we had received the following: a letter from the Town of Preston regarding Regulation changes for Farm Wineries and a letter from the Town of Salem regarding digitizing their zoning map.

10. **Minutes:**

a.) Acceptance of the minutes from the Regular meeting of September 27, 2011. A **MOTION** to **APPROVE** (the minutes) was made by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER SIRAGUSA**. Voice vote. 8-0-1 with Commissioner Mastrandrea abstaining. **MOTION CARRIED.**

11. **New Business:**

2. **Not Ready For Action:**

12. **Zoning Issues:**

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

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

13. **Other business to come before the Commission:** A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** as follows: **MOTION** to **AMEND THE AGENDA** to add the election of officers to this meeting. Voice vote. 8-0-1 with Commissioner Baron abstaining. **MOTION CARRIED.** Chairman Marcus opened the floor to nominations. Commissioner Toner nominated Commissioner Pieniadz for Chairman of the esteemed Planning & Zoning Commission. The nomination was seconded by Commissioner Ferrante. There were no other nominations. Commissioner Pieniadz was appointed by acclamation. Commissioner Pieniadz nominated Commissioner Ferrante for Vice- Chairman. The nomination was seconded by Commissioner Toner. There were no other nominations. Commissioner Ferrante was appointed by acclamation. Commissioner Toner nominated Commissioner Mastrandrea for Secretary of the esteemed Planning & Zoning Commission. The nomination was seconded by Commissioner Pieniadz. Commissioner Mastrandrea was appointed Secretary by acclamation.

Slate of Officers is as follows:

Chairman: William Pieniadz

Vice Chairman: Bart Ferrante

Secretary: Bob Mastrandrea

The Commission presented Chairman Marcus with a certificate in appreciation for his years of service (1996-2011) to the Town of Montville Planning & Zoning Commission. He will be missed.

14. 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.