

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
 310 NORWICH NEW LONDON TPKE.
 PHONE (860) 848-8549 x379 Fax (860) 848-2354
MEETING MINUTES
September 25, 2012

1. **Call to Order.** Chairman Pieniadz called the September 25, 2012 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 Desjardins, Jurczyk, Katske, Pieniadz, Siragusa and Alternate Commissioner Yeitz. (5 regular members and 1 alternate)

COMMISSION MEMBERS ABSENT: Commissioners Ferrante, Mastrandrea, Toner and Polhemus. (4 members)

Chairman Pieniadz seated Alternate Commissioner Yeitz for Commissioner Toner.

STAFF PRESENT: Marcia Vlaun, Town Planner, and Colleen Bezanson, Inland Wetlands Officer/Planner II.

4. **New Business:**

1. **Action items:**

a.) **Hendel's, Inc.:** An application for a Site Plan Review for convenience store modifications including the construction of a 1251 sq. ft. addition with drive through facility, one fuel pump and associated parking, landscaping and site work located on the property at 2210/2200 Norwich-New London Turnpike (Route 32), Montville, CT As shown on Assessor's Map 103 Lots 30 and 31. Staff Report was distributed to the Commission. Staff reviewed the site with the Commission. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER KATSKÉ** as follows: A **MOTION** to **APPROVE** the site plan application of the Hendel's Inc, c/o John Hendel: An application for a building addition and pump island modification on the properties located at 2210 & 2200 Route 32, Montville, Ct. As shown on Assessor's Map 103 Lots 30 & 31 as depicted on the plan titled "Site Development Plan Building Addition Pump Island Modification 220 & 2210 Norwich New London Tpke. Montville, Ct Property Owners Hendel's Investors Company 35 Great Neck Rd Waterford, Ct and Mary Petrowsky 195 Church Rd Lebanon, Ct. Prepared By DiCesare-Bentley Engineers Inc, 100 Fort Hill Rd Groton, Ct. dated June 12, 2012 revised to September 11, 2012 ."

Condition #1. A \$2,000 erosion and sediment control bond shall be posted prior to the start of construction.

Condition #2. Prior to the issuance of any Zoning Permits the property shall be combined into one lot on the land records.

Condition #3. The Zoning Enforcement Officer shall be notified 48 hours in advance of the start of construction.

Voice vote. All in favor. 6-0-0 **MOTION CARRIED.**

2. **Not ready for action:** none

- 5. **Public Hearings:** none
- 6. **Executive Session:** none
- 7. **Old Business:**

- 1. **Action Items:**

- a.) **Bruce Duchesneau:** An application for a Subdivision (2 Lot) on the property located at 47 Sharp Hill Road, Montville, CT. As shown on Assessor's Map 23 Lot 63. The Chair advised that this matter would have to be continued since the Commission would need 7 members present in order to vote on a waiver that was requested by the applicant. A **MOTION** was made to **CONTINUE** to the next meeting by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER YEITZ**. Voice vote. All in favor. 6-0-0 **MOTION CARRIED.**

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

- 8. **Zoning Matters:**

- 1. **Action Items:**

- a.) Discussion of activity on property located at 568 Route 163, Montville, CT As shown on Assessor's Map 30 Lot 31. Discussion was held regarding the processing of firewood at the above-noted address. The Chairman advised that he has been contacted by a number of people with complaints regarding the operation. An initial inquiry will be sent to the property owner.

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

- 3. **Zoning Officer's Report:** none

- 9. **Communications:** Notice received from the Siting Council regarding CL&P Modifications to the substation at Lathrop Road. Staff reported on the following: East Lyme Water project is being met with additional hurdles from the State Department of Public Health. Staff also told the Commission that HUD made their determination on the TCP and that the area is much smaller than originally proposed. Discussion was held regarding progress on the Public Safety Building.

- 10. **Minutes:**

- a.) Acceptance of the minutes from the regular meeting of September 11, 2012. A **MOTION** to **APPROVE** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. 6-0-0 **MOTION CARRIED.**

- 11. **Other business to come before the Commission:**

- a.) Designate authorized employees to sign Zoning Permits. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER JURCZYK** to designate authorized personnel to sign Zoning Permits. Discussion was held. Voice vote. 6-0-0 **MOTION CARRIED.**

- 12. **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**