

**TOWN OF MONTVILLE**  
**PLANNING & ZONING COMMISSION**  
310 NORWICH NEW LONDON TPKE.  
PHONE (860) 848-8549 x379 Fax (860) 848-2354  
**MEETING MINUTES**  
**November 13, 2012**

1. **Call to Order.** Chairman Pieniadz called the November 13, 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, Ferrante, \*Katske, Mastrandrea, Pieniadz, Siragusa, Toner and Alternate Commissioner Yeitz. (7 regular members and 1 alternate) Alternate Commissioner Yeitz was seated for Commissioner Polhemus. \*Commissioner Katske arrived at 7:08 p.m.  
**COMMISSION MEMBERS ABSENT:** Commissioners Jurczyk (medical), Polhemus (medical), and Alternate Commissioner Bolles. (2 regular members and 1 alternate)  
**STAFF PRESENT:** Marcia Vlaun, Town Planner, and Colleen Bezanson, Inland Wetlands Officer/Planner II. Also in attendance were Rosetta Jones, Montville Town Council Liaison and Thomas Fenton of Nathan Jacobson as Town Engineer.
4. **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 1445 Route 32, Montville, CT As shown on Assessor's Map 91 Lot 51. Staff provided the Commission with a historical overview of the area and reviewed the subdivision maps for the area that are on file in the land records. She recommended that the Town retain the property due to its strategic location as only one of two town access points to the easterly side of Route 32 and also since there are subdivision plans on file, there is a possibility that the land would need to revert to the abutting parcel owners. Discussion was held. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER SIRAGUSA** to forward a **NEGATIVE (unfavorable) §8-24 REVIEW** recommending to the Town Council that they **DO NOT** abandon, convey and/or sell the property located at 1445 Route 32, Montville, CT As shown on Assessor's Map 91 Lot 51. Voice vote. 8-0-0 **MOTION CARRIED.**
    - b.) **Robert Sachs, Trustee:** Conceptual Review for a 32 lot Cluster Subdivision on the property located at 316 Chapel Hill Rd, Montville, CT As shown on Assessor's Map 35 Lot 1. Staff advised the Commission that this is a complicated review – overall 32 lots to be developed in phases – Staff report dated 11-13-12 was distributed to the Commission and read into the record. Discussion was held. Thomas Fenton of Nathan Jacobson, Town Engineer discussed the engineering issues, along with drainage improvement details with the Commission. Discussion was held regarding the remaining open space which will be retained by the developer as "open space" and the "fill not being just fill; it must be

approved fill". A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** as follows:

A **MOTION** to **APPROVE** Conceptual Review for a cluster subdivision to be located on the property at 316 Chapel Hill Rd Montville, Ct As shown on Assessor's Map 35 Lot 1, with comments back (to the applicant) on items that require additional review:

1. The applicant will be allowed to bring in additional fill (approved fill) on lots 8, 22, 26, 27, 28 and 29.
2. Once the fill is in place, approval will be required from the Health District on the above mentioned lots.
3. This approval applies to Conceptual Approval Only.

Discussion was held. Voice vote. 8-0-0 **MOTION CARRIED.**

**2. Not ready for action:**

**5. Public Hearings:**

- a.) Robert Sachs Trustee:** A Special Permit Application for an eight (8) lot Cluster Subdivision on the property located at 316 Chapel Hill Rd, Montville, CT As shown on Assessor's Map 35 Lot 1. Chairman Pieniadz reopened the Public Hearing at 7:50p.m. **STAFF:** Staff entered the following exhibits into the record:

1. Application and complete file.
2. Legal Notice as submitted and published in the New London Day on September 28<sup>th</sup> and October 5<sup>th</sup>.
3. Staff Report – Public Hearing Date 11/13/12.
4. Certified Mailing receipts for the Public Hearing Notifications as provided by the applicant.
5. Project Notification sent to the New London Water Dept. and their email response on the same.
6. Notification of Public Hearing letters sent to SCCOG and the Town of Salem and the certified mailing receipts for the same.

Staff read the staff report into the record which included letters from Uncas Health and the City of New London Water Dept. Discussion was held. **PUBLIC:** In favor: Rosetta Jones spoke in favor of the application. Opposed: none. A **MOTION** was made to **CLOSE** the Public Hearing by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER.** Discussion was held. Voice vote. All in favor. 8-0-0 **MOTION CARRIED.** The Public Hearing closed at 8:07 p.m.

**6. Executive Session: none**

**7. Old Business:**

**1. Action Items:**

**Robert Sachs Trustee:** A Special Permit Application for an eight (8) lot Cluster Subdivision on the property located at 316 Chapel Hill Rd, Montville, CT As shown on Assessor's Map 35 Lot 1. Discussion was held. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER SIRAGUSA** as follows: The Commission approves this Special Permit for a Cluster Subdivision located at 316 Chapel Hill Rd, as shown on Assessor's Map 35 Lot 1 with conditions. In doing so the Commission has considered the application, the staff report, the public testimony, the expert testimony submitted including; hydrologic and drainage studies; groundwater supply studies; traffic studies and neighborhood impact study and finds that: it complies with Section 5 and Section 17.11 of the Zoning Regulations and the Cluster Regulations. The Commission approves this 8 lot subdivision located at 316 Chapel Hill Rd, as shown on Assessor's Map 35 Lot 1 as shown on Plan titled "Town of Montville Planning and

Zoning Submission for Proposed 8 Lot Residential Subdivision at Chapel Hill Road Montville, Connecticut Prepared for Robert Sachs 51 Ciro Road North Branford, Ct. 06471 Prepared by BL Companies 355 Research Parkway Meriden, Connecticut 06450 dated October 12, 2012".

(Conditions:)

1. A \$2,000.00 E&S bond shall be posted for each lot prior to the issue of a zoning permit.
2. Road improvements and associated drainage on Chapel Hill must be completed prior to the Issuance of a Certificate of Compliance.
3. The applicant shall obtain an encroachment permit for work along Chapel Hill from the Public Works Department and comply with the Town of Montville Road Repair Requirements January 1994 as amended.
4. This approval is valid for five (5) years from the date of approval. The applicant may request extensions for a period not exceeding ten (10) years from date of approval.
5. An Engineering inspection fee in the amount of \$8,000.00 (must be posted).
6. Must pay the outstanding Engineering Review fees of \$595.77 plus additional review fees which may have accumulated in conjunction with the final review prior to the Chairman Authorizing the Plan.
7. "Open Space" areas is land existing to the east of the lots conceptual property lines.

Roll call vote as follows: In favor: Commissioners Desjardins, Ferrante, Katske, Mastrandrea, Pieniadz, Siragusa, Toner, and Yeitz. Opposed: none. All in favor. 8-0-0 **MOTION CARRIED.** Discussion was held.

**Robert Sachs Trustee:** An Application for an eight (8) lot Subdivision on the property located at 316 Chapel Hill Rd, Montville, CT As shown on Assessor's Map 35 Lot 1.

A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** as follows: The Commission approves this Subdivision located at 316 Chapel Hill Rd, as shown on Assessor's Map 35 Lot 1 with conditions. The Commission approves this 8 lot subdivision located at 316 Chapel Hill Rd, as shown on Assessor's Map 35 Lot 1; as shown on the Plan titled "Town of Montville Planning and Zoning Submission for Proposed 8 Lot Residential Subdivision at Chapel Hill Road Montville, Connecticut Prepared for Robert Sachs 51 Ciro Road North Branford, Ct. 06471 Prepared by BL Companies 355 Research Parkway Meriden, Connecticut 06450 dated October 12, 2012", with the same conditions as posted on the Special Permit of November 13, 2012. Discussion was held. Roll call vote as follows: In favor: Commissioners Desjardins, Ferrante, Katske, Mastrandrea, Pieniadz, Siragusa, Toner, and Yeitz. Opposed: none. All in favor. 8-0-0 **MOTION CARRIED.** Discussion was held.

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

8. **Zoning Matters:**

1. **Action Items:** none

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

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

9. **Communications:** none

10. **Minutes:**

a.) Acceptance of the minutes from the regular meeting of October 9, 2012. A **MOTION** to

**APPROVE** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. 7-0-1 with Commissioner Toner abstaining. **MOTION CARRIED.**

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

**a.)** Election of Officers. Commissioner Toner proposed that the Commission re-elect the same slate officers that have done (the P&Z Commission) a fine job in the execution of their responsibilities. Discussion was held. The **MOTION** was made by **COMMISSIONER TONER SECONDED by COMMISSIONER SIRAGUSA** (Officers to remain the same.) All in favor. Voice vote. 8-0-0 **MOTION CARRIED.** Chairman: William Pieniadz, Vice-Chairman: Bart Ferrante, Secretary: Bob Mastrandrea.

**b.)** Approval of 2013 meeting calendar. A **MOTION** to **APPROVE the CALENDAR** (as attached) was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER TONER**. Voice vote. 8-0-0 **MOTION CARRIED.**

**12. Adjourn:** A **MOTION** to **ADJOURN** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER TONER**. Voice vote. 8-0-0 **MOTION CARRIED.** The meeting adjourned at 8:25 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**

**TOWN OF MONTVILLE**  
**PLANNING & ZONING COMMISSION**

310 NORWICH NEW LONDON TPKE  
UNCASVILLE, CT. 06382  
PHONE (860) 848-8549 Fax (860) 848-2354

LOCATION:  
MONTVILLE TOWN HALL  
COUNCIL CHAMBERS  
310 Norwich-New London Turnpike,  
Uncasville, Connecticut

**MEETING DATES 2013**

Meeting date	Time
Tuesday, January 8, 2013	7:00 pm
Tuesday, January 22, 2013	7:00 pm
Tuesday, February 12, 2013	7:00 pm
Tuesday, February 26, 2013	7:00 pm
Tuesday, March 12, 2013	7:00 pm
Tuesday, March 26, 2013	7:00 pm
Tuesday, April 9, 2013	7:00 pm
Tuesday, April 23, 2013	7:00 pm
Tuesday, May 14, 2013	7:00 pm
Tuesday, May 28, 2013	7:00 pm
Tuesday, June 11, 2013	7:00 pm
Tuesday, June 25, 2013	7:00 pm
Tuesday, July 23, 2013	7:00 pm
Tuesday, August 27, 2013	7:00 pm
Tuesday, September 10, 2013	7:00 pm
Tuesday, September 24, 2013	7:00 pm
Tuesday, October 8, 2013	7:00 pm
Tuesday, October 22, 2013	7:00 pm
Tuesday, November 12, 2013	7:00 pm
Tuesday, December 10, 2013	7:00 pm