

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
 310 NORWICH NEW LONDON TPKE.
 PHONE (860) 848-8549 x379 Fax (860) 848-2354
MEETING MINUTES
January 22, 2013

1. **Call to Order.** Acting Chairman Mastrandrea called the January 22, 2013 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, Katske, Mastrandrea, Polhemus, Siragusa, Toner and Alternate Commissioners Bolles and Yeitz. (6 regular members and 2 alternates)
COMMISSION MEMBERS ABSENT: Commissioners Pieniadz, Ferrante, and Jurczyk. (3 regular members)
 Alternate Commissioner Yeitz was seated for Commissioner Pieniadz and Alternate Commissioner Bolles was seated for Commissioner Jurczyk.
STAFF PRESENT: Colleen Bezanson, Inland Wetlands Officer/Planner II. Also in attendance was Rosetta Jones, Montville Town Council Liaison
4. **New Business:**
 1. **Action items:**
 - a.) **§8-24 Review:** For **ACCEPTANCE** of the following roads in the 9R Burlake Subdivision (Phase I): Monahan Drive and Dennis Drive. Staff report was distributed to the Commission. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** as follows: I hereby make a **MOTION** to forward a **FAVORABLE §8-24 Review** to the Montville Town Council to **ACCEPT** property known as Monahan Drive (Phase 1) and Dennis Drive off of Gay Hill Road. Discussion was held. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**
 - b.) **Dime Bank/Legacy Estates:** An application to **TERMINATE** the Legacy Estates Subdivision combining 14 lots back into one lot; along with **voiding** the Special Permits granted for the construction of two-family dwellings located on the southwesterly side of Woodland Drive (formerly 153 Woodland Drive) As shown on Assessor's Map 90 Lots 84-000, 84-001, 84-002, 84-003, 84-004, 84-005, 84-006, 84-007, 84-07A, 84-008, 84-009, 84-010, 84-011, and 84-012 (Waters Drive). Staff provided the Commission with an overview of the project and the reason for the request. Discussion was held. The Commission had concerns about the loss of tax revenue that occurs when a subdivision is terminated. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** as follows: I make a motion to **TERMINATE** the Legacy Estates Subdivision # 207 Sub 6 (Assessor's Map 90 Lots 84-000, 84-001, 84-002, 84-003, 84-004, 84-005, 84-006, 84-007, 84-07A, 84-008, 84-009, 84-010, 84-011, and 84-012) and to **void** the

associated Special Permits # 211 SP 4 and #211 SP5 (construction of two-family dwellings formerly Map 90 Lots 84-1 and 84-12).The entire parcel shall revert back to its original Assessor's Map and Lot Number of Map 90 Lot 84.Voice vote. 7-0-1 with Commissioner Siragusa abstaining. **MOTION CARRIED.** Discussion was held regarding termination of subdivisions by the Commission.

2. **Not ready for action:** none
5. **Public Hearings:** none
6. **Old Business:**
 1. **Action Items:** none
 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:** Staff advised that there are two seminars available for P&Z Commissioners to attend. One given by the Bar Association and one by CLEAR which is free of charge.
10. **Minutes:**
 - a.) Acceptance of the minutes from the regular meeting of November 13, 2012. A **MOTION to APPROVE** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER TONER.** Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**
11. **Other business to come before the Commission:** Commissioner Siragusa informed the Commission of future WPCA actions. Councilor Jones addressed the Commission regarding her concerns about the loss of revenue from terminated subdivisions along with her concerns regarding the upcoming Public Hearing the Town Council will be holding on February 11th on the revisions to the Vendors & Peddlers Ordinance. Discussion was held. The Commission had issues with the ordinance revisions which included but were not limited to; safety concerns (traffic), the lack of rules, no site plan requirements and no taxes being generated from the businesses. They also voiced concerns about loss of business for the existing brick & mortar businesses.
12. **Adjourn:** A **MOTION to ADJOURN** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS.** 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