

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

310 NORWICH NEW LONDON TPKE.

UNCASVILLE, CT. 06382

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MEETING MINUTES

Tuesday, January 13, 2015 7:00 p.m.

LOCATION: TOWN HALL – Council Chambers

1. **Call to order.** Chairman Pieniadz call the January 13, 2015 meeting of the Montville Planning and Zoning Commission to order at 7:00 p.m. in the Town Council Chambers
2. **Pledge of Allegiance.** All rose to pledge the flag
3. **Roll call and seating of Alternates: COMMISSION MEMBERS PRESENT:** Commissioners Yeitz, Polhemus, Ferrante, Pieniadz, Desjardins, Toner, Hillsberg, and Alternate Bolles (seated for Siragusa). **ABSENT:** Siragusa **STAFF PRESENT:** Tom Sanders, Zoning Officer and Colleen Bezanson, Planner II.
4. **Executive Session:** None
5. **New Business:** None
6. **Public Hearings:**
 - a.) **Tamashe, LLC:** A Special Permit Application for the construction of a mixed use project consisting of (2) commercial units and (26) rental units on the property located at 245 Route 32, Uncasville, Ct. As shown on Assessor's Map 70 Lot 10. CHAIRMAN PIENIADZ opened the Public hearing at 7:04 pm. **MOTION** was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER YEITZ to Continue to the next meeting. Voice Vote All in Favor 8-0-0. **MOTION CARRIED.**
7. **Old Business:**
 - a.) **Bruce Duchesneau:** A Zone Change application for the following parcels from R40 to R20: 3, 7, 11, 15, 21, 25, 29, 33, 37, and 41 Carol Drive in addition to 45, 55, and 59 Sharp Hill Rd., Uncasville, Ct. As shown on the Assessor's Map 23 lots 51 thru 64. Chairman Pieniadz stated the Public hearing was closed. Staff gave the Commission an email from Atty. Branse clarifying for the Commission the role of the Comprehensive Plan. Discussion was held. **MOTION** was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER FERRANTE that the Commission finds that the proposed zone change application for the following parcels from R40 to R20: 3, 7, 11, 15, 21, 25, 29, 33, 37, and 41 Carol Drive in addition to 45, 55, and 59 Sharp Hill Rd., Uncasville, Ct. As shown on the Assessor's Map 23 lots 51 thru 64 is in conformance with the Comprehensive Plan and Plan of Conservation and Development . Based on the findings and general discussion of the criteria contained in the staff report Roll Call Vote. **In Favor:** HILLSBERG, PIENIADZ, POLHEMUS, DESJARDINS, FERRANTE. **Against:** TONER, BOLLES, and YEITZ Vote 5-3-0. **MOTION CARRIED.**

MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER YEITZ to set the Effective Date of the Zone Change to be February 4, 2105. Voice Vote. 8-0-0. **MOTION CARRIED.**

- b.) **Doreen Mrowka:** A Site plan application for the construction of a 1,856 sq. ft. automotive repair facility with associated parking on the property located at 96 Route 163, Uncasville, Ct. As shown on Assessor's Map 73 Lot 55A. **MOTION** was made by COMMISSIONER DESJARSINS and seconded by COMMISSIONER TONER to Continue to the next meeting. Voice Vote All in Favor 8-0-0. **MOTION CARRIED.**

8. Zoning Matters

- a.) **Gregory Drozynski & Lisa Skovinski:** Violation of a Home Occupation Permit on the property located at 1063 Old Colchester Rd, Oakdale, Ct. As shown on Assessor's Map 37 Lot 5-1. The Zoning Officer explained that there were some complications with the Home Occupation and he was unable to discuss it with the Commission at this time.

MOTION was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER TONER to ADD the following item to the agenda under Zoning Matters: RMD Development: An application for a construction trailer on the property located at 430 Chapel Hill Rd.. Voice Vote All in Favor 8-0-0. **MOTION CARRIED.**

- b.) **RMD Development:** An application for a construction trailer on the property located at 430 Chapel Hill Road, Oakdale, Ct. As shown on Assessor's Map 35 Lot 3. The Zoning Officer explained that the remains of the existing mall had been torn down and the developer needed a place for an office. Discussion was held. **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER to approve a construction trailer for a period of 6 months. Voice Vote 8-0-0. **MOTION CARRIED.**

9. Communications:

- a.) Land Use Law Conference for Municipal Boards and Commissions on March 21, 2105

10. Minutes:

- a.) Acceptance of the minutes from the meeting of November 18, 2014. **MOTION** was made by COMMISSIONER TONER and seconded by COMMISSIONER YEITZ to Accept the minutes of the November 18, 2014 meeting. Voice Vote 8-0-0. **MOTION CARRIED.**

11. Other business to come before the Commission: None

12. Adjourn: Commission adjourned at 7:25 p.m.

NOTE: NO NEW BUSINESS WILL BE DISCUSSED AFTER 10:30 P.M. AND ALL COMMISSION BUSINESS WILL CEASE AT 11:00 P.M. ANY UNFINISHED BUSINESS WILL BE CONTINUED TO THE NEXT MEETING.