

**TOWN OF MONTVILLE**  
**PLANNING & ZONING COMMISSION**  
310 NORWICH NEW LONDON TPKE.  
UNCASVILLE, CT. 06382  
PHONE (860) 848-8549 x379 Fax (860) 848-2354  
**AMMENDED SPECIAL MEETING MINUTES**  
Tuesday, February 10, 2015 5:00 p.m.  
**LOCATION: TOWN HALL – Council Chambers**

1. **Call to order.** Chairman Pieniadz call the February 10, 2015 special meeting of the Montville Planning and Zoning Commission to order at 5:00 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:** Marcia Vlaun, Town Planner and Colleen Bezanson, Planner II.
4. **Executive Session:** None
5. **New Business:**
  - a.) **John Eoanou:** A Special Permit application for the construction of a mixed use project consisting of commercial units and 24 rental units on the property located at 912 Route 32, Uncasville, Ct. As shown on Assessor's Map 83 Lot 8. **MOTION** was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER TONER to set the Public Hearing for March 24, 2015. Voice Vote All in Favor 8-0-0. **MOTION CARRIED.**
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 reminded the Commission that the Public Hearing was opened in January and this was a continuation of the hearing. The Town Planner entered the following into the record 1: The Legal Ad as published in the Day on January 2<sup>nd</sup> and 9<sup>th</sup> 2: The staff report dated February 10, 2015 and 3: The office record file. She explained to the Commission that the project was to consist of 2 commercial units and 26 residential units and how this was the type of development would be ideal in the Route 32 corridor. She reviewed the comments from the Town Engineer that would become conditions of the permit. Chairman Pieniadz asked if there was anyone from the public who was for or against 3 times. No public was present. Discussion was held. **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER to Close the Public Hearing. Voice Vote All in Favor 8-0-0. **MOTION CARRIED.** Public Hearing was closed at 5:15 pm

**7. Old Business:**

- a.) **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 DESJARDINS and seconded by COMMISSIONER YEITZ to Continue this item to the next meeting. Voice Vote All in Favor 8-0-0. **MOTION CARRIED.**

**8. Zoning Matters:** None

**9. Communications:** None

**10. Minutes:**

- a.) Acceptance of the minutes from the meeting of January 13, 2015. **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER accept the minutes of January 13, 2015. Voice Vote All in Favor 8-0-0. **MOTION CARRIED.**

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

**MOTION** was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER TONER to add **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 under other business. Voice Vote All in Favor 8-0-0. **MOTION CARRIED.**

- 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. **MOTION** was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER TONER to Approve the special permit of Tomashe, 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 as depicted on the plan titled "Location Map, Notes and A2 Survey Commercial/Residential Complex Norwich New London Road (CT Route 32) Montville, Ct Prepared for Tomashe LLC Prepared by Development Solutions revised to 1/27/15.

In doing so the Commission has considered the application, the staff report, the public testimony and the expert testimony and finds that

1. The proposed use is in harmony with the appropriate and orderly development of the neighborhood and will not hinder or discourage the development of adjacent properties nor impair property value.
2. The location and size of the proposed use, the nature and intensity of operations involved in connection therewith, its site layout and its relation to access streets will not be such that both pedestrian and vehicular traffic to and from the use and the assembly or persons in connection therewith will not be hazardous or inconvenient, nor

incongruous with any residential district or conflict with the normal traffic of the neighborhood.

3. The nature and intensity of the operations involved in connection with the proposed use and the site layout and development will not have a negative impact on the environment.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void. The applicant may re-file another application review. The conditions of approval are:

1. The drainage along the front of the site must be clarified. Eliminate ponding in this area
2. The proposed grading at the water quality unit must be revised or the nearby bottom wall elevation revised. The bottom wall elevation is shown as 64.5, while the adjacent manhole top is 59.0.
3. Tree clearing limits must be properly show on Sheets 2,3,& 4. Clearing extends to the approximate 50 foot wetland buffer line.
4. Silt fencing must extend along the north and south property lines from rear to front.
5. The outlet elevation must be lowered at the flared end unit from drain manhole #2 given the bottom elevation of the basin.
6. The emergency spillway must be fully detailed on the plan.
7. A section through the proposed basin must be provided on the plans.
8. Revised drainage calculations must be submitted and approved by the Town Engineer to support the drainage system revisions.
9. The access drive around the proposed basin shows an apparent cross slope of 3 to 1 in many areas, this condition must be alleviated.
10. All conditions shall be met prior to the Chairman or Secretary signing the mylar plan.
11. The ZEO must be contacted 24 hrs prior to start of construction.
12. An E&S Cash Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit.

Roll Call Vote All in Favor 8-0-0. **MOTION CARRIED.**

**12. Adjourn:** Meeting was adjourned at 5:25 pm