

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

310 NORWICH NEW LONDON TPKE.

UNCASVILLE, CT. 06382

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MEETING MINUTES

Tuesday, April 14, 2015 7:00 p.m.

LOCATION: TOWN HALL – Council Chambers

1. **Call to order.** Chairman Pieniadz call the April 14, 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, Siragusa, Ferrante, Pieniadz, Desjardins, Toner, Bolles and Hillsberg. **STAFF PRESENT:** Marcia Vlaun, Town Planner and Colleen Bezanson, Planner II.
4. **Executive Session:** None
5. **New Business:**
 - a.) **LVK, LLC/Seymour Adelman:** A Special Permit application for the processing and crushing of gravel on the property located at 127 Leffingwell Road, Uncasville, Ct. As shown on Assessor's Map 62 Lot 16. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to schedule a Public Hearing Date for May 12, 2015. Voice Vote 8-0-0. **MOTION CARRIED**
6. **Public Hearings:**
 - 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. The Town Planner entered the following exhibits into the record 1: Legal ad as published in the New London Day on March 13, 2015 and March 20, 2015. 2: Project Folder for 912 Route 32. 3: Staff Report dated April 14, 2015. Parking calculations were discussed and the plan does not comply with the Zoning Regulations. The height of the building is greater than allowed by the regulations and a waiver has not been asked for by the applicant. The Town Engineer's report indicated that there were severe issues with grading and that the entire proposed grading should be reconsidered. Discussion was held. The applicant John Eoanou stated to the Commission that he may have to look at making the number of residential units smaller to meet the parking requirements and that he thought the grading problems could be fixed. Chirman Pieniadz indicated to the applicant that it his engineers responsibility to understand the Zoning Regulations and it was not up to the Town Engineer to design the plans for them. Chairman Pieniadz asked three times if there was anyone in favor of the project with no one speaking he asked if there was anyone against. Nola Waite who is currently the last tenant in the building stated that she was concerned about the parking. There was no other comments from the public. Discussion was held.A **MOTION** was made by COMMISSIONER POLHEMUS and seconded by COMMISSIONER HILLSBERG to CLOSE the Public Hearing. Voice Vote 8-0-0. **MOTION CARRIED.** The Public Clearing Closed at 7:24 p.m.

7. Old Business: None

8. Zoning Matters: The Town Planner stated that the Zoning Officer has issued a Cease and Desist Order to LVK. LLC and Seymour Adelman for the property located at 127 Leffingwell Rd.

9. Communications:

- a.) Department's Budget: Staff submitted zero increase and no cuts were made to the budget by the mayor
- b.) Capital Plan for 2015-2020 to be discussed at the next meeting
- c.) Northeastern Casino Gaming Update 2015
- d.) Projects
 - 1. Phase II of Meetinghouse church which includes scraping and painting
 - 2. Montville Road Bridge Project will be starting soon
 - 3. State LOTSIP Program which applies to roads within Urban Areas. The Town will be submitting a project to reconfigure Black Ash Rd and Old Colchester Rd. Also looking at other areas such as Leffingwell and Fitch Hill Rd, turning lane on Route 85 and Route 161, and corner of Route 163 and Raymond Hill Rd.

10. Minutes:

- a.) Acceptance of the minutes from the meeting of March 24, 2015. Commissioner Hillsberg indicated that it was noted that Commissioner Desjardins was not present, when in fact he came in late. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER TONER to amend and approve the March 24, 2105 minutes. Voice Vote 8-0-1. COMMISSIONER POLHEMUS Abstained. **MOTION CARRIED**

11. Other business to come before the Commission:

- 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. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER HILLSBERG to DENY the 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. For the following reasons: 1. Does not meet the parking requirements. 2. The site grading is inadequate 3. The Town Engineers comments have not been addressed 4: height of the building requires a waiver. Roll Call Vote 8-0-0. **MOTION CARRIED**

12. Adjourn: Meeting adjourned at 7:35 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.