

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE.
UNCASVILLE, CT 06382
PHONE (860) 848-8549 Ext. 379 Fax (860) 848-2354
MEETING MINUTES
Tuesday, October 27, 2015

1. **Call to order.** Chairman Pieniadz opened the October 27, 2105 meeting at 7:00 pm.
2. **Pledge of Allegiance.** All rose to pledge the flag.
3. **Roll call and seating of Alternates:** COMMISSION MEMBERS PRESENT: Commissioners Bolles, Desjardins, Ferrante, Hillsberg, Pieniadz, Siragusa, and Yeitz. COMMISSION MEMBERS ABSENT: Toner and Polhemus. STAFF PRESENT: Colleen Bezanson, Assistant Town Planner and Marcia Vlaun, Town Planner.
4. **Executive Session:** None
5. **New Business:**
 - a) **§8-24 Review** for the lease of space on the town owned communications tower located at 911 Norwich New London Turnpike, Uncasville, CT As shown on Assessor's Map 83 Lot 29. Staff gave a description of the project which is to lease approximately 64 square feet of ground space for the installation, operation, repair and maintenance of communications to Cellco Partnership d/b/a Verizon Wireless. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS that the Commission send a FAVORABLE REVIEW. Voice Vote 7-0-0. MOTION CARRIED.
6. **Old Business:**
 - a) Doreen M. Mrowka; An application for a 3 bay automotive repair facility to be utilized in conjunction with B&D Auto Body for property located at 96 Route 163, Montville, CT As shown on Assessor's Map 73 Lot 55A. The Town Planner gave an overview of the project and explained the Waivers requested for. Attorney Harry Heller, representative of applicant, addressed comments regarding the new size of the property and flood plain issues. Staff recommended the COMMISSION approve the Waiver of Section 19.2.1; 19.8.2; 19.17.1. Based on Section 19.2.3 of the Zoning Regulations. MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER SIRAGUSA to approve the Waivers as read. Voice Vote 7-0-0. MOTION CARRIED. A MOTION was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER YEITZ to approve SITE PLAN as depicted on the plan titled; "Property Survey, Proposed Automotive Repair Facility: Property of Doreen Mrowka; located at 96 Route 163, Montville, CT" dated 10/22/15. Voice Vote 7-0-0. MOTION CARRIED. This is a conditional approval as follows:
 1. The ZEO must be contacted 24 hours prior to start of construction.
 2. \$2000 E&S Bond must be posted prior to the issuance of a Zoning Permit
 3. This permit is valid for 5 years.

7. Public Hearings:

- a) Bruce R. Duchesneau; An application for a 7 lot resubdivision on property located at 47 Sharp Hill Road and the northerly terminus of Carol Drive, Uncasville, CT. As shown on Assessor's Map 23 Lot 63. CHAIRMAN PIENAIDZ opened the PUBLIC HEARING asking 2 times if there was anyone in favor of the project. No one spoke. He then asked if there was anyone present who opposed. The following spoke in opposition:

1. Nancy E. delaCruz of 21 Sharp Hill Road read a letter (Public Exhibit 1) on behalf of herself and husband; Gabriel delaCruz, Jr.

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER SIRAGUSA to continue the public hearing to the November 19, 2015 Planning and Zoning meeting. Voice Vote 7-0-0.

8. Old Business: None

9. Zoning Matters: Elizabeth "Liz" Burdick, the new ZWEO, started on October 19, 2015.

10. Communications: None

11. Minutes:

- a) Acceptance of the minutes from the meeting of October 13, 2015. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER HILLSBERG to Approve the meeting minutes of the October 13, 2015 meeting. Voice Vote 7-0-0. **MOTION CARRIED**

12. Other business to come before the Commission: None

13. Adjourn: The meeting was adjourned at 7:34 pm.

Respectfully submitted,

Michelle M. Giroux

Recording Secretary

AN AUDIO RECORD OF THE MEETING IS ON FILE IN THE MONTVILLE TOWN CLERK'S OFFICE