

**TOWN OF MONTVILLE**  
**PLANNING & ZONING COMMISSION**  
310 NORWICH NEW LONDON TPKE.  
UNCASVILLE, CT 06382  
PHONE (860) 848-6779 - FAX (860) 848-2354  
**MEETING MINUTES of**  
**Tuesday, January 12, 2016**

1. **Call to order:** CHAIRMAN PIENIADZ opened the January 12, 2016 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, Polhemus, Siragusa, Toner and Yeitz. STAFF PRESENT: Elizabeth Burdick, ZWEO, Colleen Bezanson, Assistant Town Planner and Marcia Vlaun, Town Planner.
4. **Executive Session:** None
5. **New Business:** None
6. **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 PIENIADZ indicated this was the continuance of the PUBLIC HEARING. Staff read the following Exhibits into record: Staff Exhibit List: (1) Letter dated September 21, 2015 from IWC to P&Z – no wetlands activities found; (2) Copies of legal notices published in *The Day* – October 16, 2015 and October 23, 2015; (3) Letter dated November 25, 2015 from CLA Engineers; (4) Comments from Uncas Health District dated November 30, 2015; (5) Comments from the WPCA dated December 10, 2015; (6) Extension letter from Attorney Heller requesting extension dated November 3, 2015; (7) Staff report dated January 12, 2016; (8) Project file folder. Public Exhibit List: (1) Letter dated October 27, 2015 from Nancy E. delaCruz and Gabriel delaCruz, Jr. In staff report, Town Planner indicated Town Council approved a request for abandonment of 50 foot wide; 350' long strip of road running generally easterly and westerly at the northwesterly terminus of Carol Drive, at the January 11, 2016 meeting. CHAIRMAN PIENIADZ asked if there was anyone from the public present who were in favor of or in opposition for a total of two times each; there were none. Attorney Harry Heller spoke on behalf of the applicant. COMMISSIONER DESJARDINS made MOTION to CLOSE PUBLIC HEARING seconded by COMMISSIONER TONER. VOICE VOTE 8-0-0. Public Hearing closed at 7:25 p.m. COMMISSIONER HILLSBERG made MOTION to move to Old Business, seconded by COMMISSIONER TONER. VOICE VOTE 8-0-0. MOTION CARRIED.
7. **Old Business:**
  - 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. COMMISSIONER HILLSBERG made MOTION, seconded by COMMISSIONER TONER as

follows: The COMMISSION moves to approve the 7 lot Resubdivision located at 47 Sharp Hill Road and the northerly terminus of Carol Drive, Montville, CT, as shown on Assessor's Map 23 Lot 63 as depicted on the plan titled "Proposed 7 Lot Resubdivision; Carol Drive & Sharp Hill Road, Montville, CT, prepared for Bruce R. Duchesneau by Killingly Engineering Associates, Civil Engineering & Surveying dated July 2015 and revised to 11/19/2015". 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 ZEO must be contacted 24 hours prior to start of construction; (2) The comments of the Uncas Health Letter dated November 30, 2015 must be addressed; (3) Performance/Road Bond must be submitted to the Planning Office in the amount of \$77,585; (4) An E&S Bond in the amount of \$2,000/lot must be posted prior to the issuance of a Zoning Permit; (5) This approval is valid for five (5) years from the date of approval. The applicant may request extensions for a period not exceeding ten (10) years from date of approval. ROLL CALL VOTE. ALL in FAVOR 8-0-0. MOTION CARRIED.

#### **8. Zoning Matters:**

- a) Town Planner introduced Elizabeth "Liz" Burdick, the new ZWEO. Liz presented her report of Zoning Matters summarizing work since her start on October 19, 2015.
- b) Town Planner requested COMMISSION consider CEASE AND DESIST order be placed on Special Permit 215SP2 for property located at 127 Leffingwell Road; due to fact applicant has not complied with conditions outlined in the Certificate of Notice of Decision. Town Planner suggested applicant be turned over to new Special Prosecutor to pursue further action. Notice of violation will also be placed on land record as well. COMMISSIONER SIRAGUSA made MOTION to issue CEASE AND DESIST ORDER, seconded by COMMISSIONER TONER. Discussion held. VOICE VOTE 8-0-0. MOTION CARRIED.
- c) Town Planner delivered a power point presentation with regard to Economic Development/Plan of Development. Discussed Updates to Community Profile; Structure of Grand List; Foreclosure Cycle; Pier. In addition, she discussed adding a new Zone Category to Zoning Regulations as well as a Map Amendment; also outlined was the continued decline in building of single family residences, coupled with the departure of key businesses on the Grand List; and specific age groups leaving the town as well. Town Planner requested COMMISSION to consider new Zoning Regulations for housing. COMMISSIONER HILLSBERG made MOTION to set the Public Hearing for changes to the Zoning Regulations and Map Amendment for February 23, 2016; seconded by COMMISSIONER DESJARDINS. VOICE VOTE 8-0-0. MOTION CARRIED.

#### **9. Communications:**

- a) Realtors Magazine distributed to COMMISSIONERS.

**10. Minutes:**

- a) Acceptance of minutes from meeting of October 27, 2015. MOTION made by COMMISSIONER YEITZ; seconded by COMMISSIONER DESJARDINS to APPROVE meeting minutes of October 27, 2015. VOICE VOTE 6-0-2. MOTION CARRIED. COMMISSIONERS POLHEMUS, TONER abstained.

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

- a) Approval of 2016 Meeting Dates. COMMISSIONER POLHEMUS made MOTION to accept 2016 Meeting Dates; seconded by COMMISSIONER TONER. VOICE VOTE 8-0-0. MOTION CARRIED.
- b) Election of Officers. COMMISSIONER TONER made MOTION, seconded COMMISSIONER YEITZ to have current three officers to remain in office for 2016. VOICE VOTE 8-0-0. MOTION CARRIED.

**13. Adjourn:** The meeting adjourned at 8:34 pm.

Respectfully submitted,

***Michelle M. Giroux***  
Recording Secretary

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