

**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
October 11, 2016**

1. **Call to order:** **CHAIRMAN PIENIADZ** opened the October 11, 2016 Meeting at 7:00 pm.
2. **Pledge of Allegiance:** All rose to pledge the flag.
3. **Roll call and seating of Alternates:** **COMMISSIONERS PRESENT:** Desjardins, Duchesneau (who sat for Ferrante), Pieniadz, Polhemus, Siragusa, Toner and Yeitz. **COMMISSIONERS ABSENT:** Bolles, Ferrante, and Hillsberg. **STAFF PRESENT:** Elizabeth J. Burdick, ZEO.
4. **Executive Session:** None
5. **New Business:**
 - a. **216 ZC 003 – 841 Route 32 (Map 83 Lot 34) Uncasville, CT** - Applicant: DCO Real Estate, LLC. – Owner: Tim & Doreen Conroy for a zone change from C-2 to R-20-M. **COMMISSIONER PIENIADZ** stated this application has been received. **MOTION to CONTINUE** to the November 8, 2016 meeting was made by **COMMISSIONER SIRAGUSA**, seconded by **COMMISSIONER DESJARDINS**. **VOICE VOTE 7-0-0. MOTION** carried.
 - b. **216-104 Zoning Permit – 576 Raymond Hill Road (Map 39 Lot 29B) Uncasville, CT** Applicant for a 24'x 48' (1,152SF) Garage. **COMMISSIONER PIENIADZ** stated this application has come before the **COMMISSION** because it exceeds 1,000SF. Staff gave report stating all set back requirements have been met. **MOTION** was made by **COMMISSIONER TONER**, seconded by **COMMISSIONER SIRAGUSA** to **APPROVE** the request of the Applicant / Property Owner, for approval of a 24' x 48' (1,152SF) one-story, attached garage as shown on a plot plan dated October 11, 2016. **VOICE VOTE 7-0-0. MOTION** carried.
 - c. **216 SITE 02 – 85 Route 163 (Map 17 Lot 28) and Route 163 Rear (Map 24 Lot 10) Montville, CT** Applicant: William J. Pieniadz & John Heller for proposed 3,150SF commercial building for general commercial use with associated parking. **CHAIRMAN PIENIADZ** stated this application has been received. **COMMISSIONER DESJARDINS** made **MOTION**, seconded by **COMMISSIONER TONER** to **CONTINUE** this application to the October 25, 2016 Regular Meeting. **VOICE VOTE 6-0-1. CHAIRMAN PIENIADZ ABSTAINED** from vote.
6. **Public Hearing:** None

7. Old Business:

- a. **216 SUB 01 – 230 Butlertown Road (Map 1, Lot 14) Oakdale, CT** – Applicant: John C. Ellis for Woodsman Land Trust, Inc. Owner: Manuel J. Misarski & Robert T. Misarski for a 3-Lot Subdivision (“E.L.K. Subdivision”) This application was **CONTINUED** from the September 28, 2016 Special Meeting. Staff gave report stating the application has satisfied the requirements of the Zoning Regulations and is in conformance with the Subdivision Regulations. **COMMISSIONER DUCHESNEAU** made **MOTION**; seconded by **COMMISSIONER DESJARDINS** to approve with conditions this 3 lot subdivision and remaining lands located at 230 Butlertown Road, as shown on Assessor’s Map 1 Lot 14. As shown on the plan titled “Record Subdivision Map, The E.L.K. Subdivision, Tax Map 1, Lot 14, 230 Butlertown Road, Montville, Prepared by Annino Survey, LLC, Dated August 8, 2016, *Revised to 9/23/16*” and “Overall Site Development Plan, Prepared for John C. Ellis, 230 Butlertown Road, Map 1, Lot 14, Montville, CT, Prepared by Indigo Land Design, LLC, Dated August 29, 2016, *Revised to 9/26/16*”. 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. Revise final plan to show the “11.54 ac. Other land of Robert T. Misarski & Manuel J. Misarski” as “Lot 14” on the above-referenced “Overall Site Development Plan”.
2. Future changes of use for the lots will require Site Plan Approval.
3. The comments of the Uncas Health must be addressed prior to the issuance of any site plan or zoning permits approvals
4. The ZEO must be contacted 24 hours prior to start of construction.

ROLL CALL VOTE: COMMISSIONER DUCHESNEAU-in favor, COMMISSIONER DESJARDINS-in favor; COMMISSIONER PIENIADZ-in favor; COMMISSIONER POLHEMUS-in favor; COMMISSIONER SIRAGUSA-in favor; COMMISSIONER TONER-in favor; COMMISSIONER YEITZ-in favor. VOTE 7-0-0. MOTION carried.

8. Zoning Matters:

ZWO Report from September 2016.

9. Town Planner: None

10. Communications:

CHAIRMAN PIENIADZ announced receipt of a **Letter of Resignation** from **COMMISSIONER YEITZ** which will take effect on November 9, 2016.

11. Minutes:

- a. Acceptance of September 28, 2016 Special Meeting Minutes. **MOTION** made by **COMMISSIONER SIRAGUSA**; seconded by **COMMISSIONER TONER** to approve the Special Meeting Minutes of the September 28, 2016 meeting. **VOICE VOTE 6-0-1. COMMISSIONER DESJARDINS ABSTAINED - MOTION CARRIED.**

12. Other Business: None

13. Adjourn: Meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Michelle M. Giroux

Recording Secretary

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