

**TOWN OF MONTVILLE  
PLANNING & ZONING COMMISSION  
310 NORWICH NEW LONDON TPKE  
PHONE (860) 848-8549 Fax (860) 848-2354  
MEETING MINUTES  
January 27, 2009**

1. **Call to Order.** Chairman Marcus called the January 27, 2009 meeting of the Montville Planning & Zoning Commission to order at 7:00 p.m. in the Town Council Chambers.
2. **Pledge of Allegiance.** All rose and pledged the flag.
3. **Roll call and seating of Alternates:**  
**COMMISSION MEMBERS PRESENT:** Commissioners Marcus, Pieniadz, Polhemus, Mastrandrea, Siragusa, Desjardins, Ferrante and Toner. (8 regular members)  
**COMMISSION MEMBERS ABSENT:** Commissioner Baron (1 regular member)  
**STAFF PRESENT:** Marcia Vlaun, Town Planner.
4. **Executive Session:** none
5. **New Business:**

1. **Action items:**

**MOTION to ADD to the agenda 5.1.a: Village Apartments, LLC:** Site Plan Modification relative to site work on the property located at 82 Jerome Road, Uncasville, CT As shown on Assessor's Map 69 Lot 42 was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER POLHEMUS**. Voice vote. All in favor. 8-0 **MOTION CARRIED.**

- a) **Village Apartments, LLC:** Site Plan Modification relative to site work on the property located at 82 Jerome Road, Uncasville, CT As shown on Assessor's Map 69 Lot 42. Staff informed the Commission of the particulars surrounding the issuance of the Cease & Desist Order and the applicant's modified site plan submission. Discussion was held. A **MOTION** was made by to **APPROVE** (the site plan modification) by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. 8-0 **MOTION CARRIED.** A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** to approve the lifting of the Cease & Desist Order. Voice vote. 8-0 **MOTION CARRIED.**

**6. Zoning Issues:** none

**7. Public Hearings:**

- a) **T&N Financial/Inez Mazzei:** An application for a 14 lot subdivision located on the property at 687 Old Colchester Road, Uncasville, CT As shown on Assessors Map 22 Lot 16. Staff advised that there are still outstanding comments that need to be addressed. A **MOTION** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER TONER** to **CONTINUE** T&N Financial/Inez Mazzei. Voice vote. 8-0 **MOTION CARRIED.**

**8. Old Business:**

**1. Action Items:**

a) **Town of Montville Planning & Zoning Commission:** Text amendment to the Subdivision Regulations Section 6.11 Maintenance Bond. Discussion was held. The Commission has questions and concerns and would like the Public Works Director to attend their next meeting to provide further information to them. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER POLHEMUS** to **CONTINUE**. Voice vote. 8-0 All in favor. **MOTION CARRIED.**

b) **9R Burlake Road, LLC:** An application for a Zone Change from R-40 to R-20 on the properties located at 76, 90, 94, and 120 Gay Hill Road, Montville, CT As shown on Assessor's Map 23 Lots 1, 2, 3 & 3A. Commissioner Siragusa left the room (he had previously submitted a Conflict of Interest form which was incorporated into the 1/13/09 Commission Minutes). Discussion was held. The Commission reviewed the Zone Change Evaluation Criteria and discussed each of the criteria items. Items that would come under Site Plan Review were also discussed. **COMMISSIONER POLHEMUS** made a **MOTION; SECONDED** by **COMMISSIONER DESJARDINS** to **CONTINUE**. Voice vote. 7-0-1 (Commissioner Siragusa was out of the room). **MOTION CARRIED.**

**2. Not Ready For Action:**

a) **Vizion Enterprises/John Aldi:** An application for HOD Site Plan review for the property located at 1710-1856 Route 32, Uncasville, Ct. As shown on Assessor's Map 94 Lot 29. A **MOTION** was made to **CONTINUE** by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER TONER**. Voice vote. 7-0-1 (Commissioner Siragusa was out of the room). **MOTION CARRIED.**

**Commissioner Siragusa returned to the meeting room.**

- 9. Communications: Staff:** Staff distributed to the Commission an updated foreclosure map, S&P Index and advised the Commission that the Housing section of the POCD would be mailed out to them shortly. Discussion was held. **Commission:** Commissioner Toner informed the Commission of the SCORE program and available services that they provide. Discussion was held.

**10. Minutes:**

1. Acceptance of the minutes from the Regular meeting of January 13, 2009. A **MOTION** was made by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER TONER** to **APPROVE** the minutes. Voice vote. 7-0-1 with Commissioner Siragusa abstaining. **MOTION CARRIED.**

**11. New Business:**

**2. Non-Action items:**

- a) **Vizion Enterprises/John Aldi:** An application for HOD Site Plan review for the property located at 1710-1856 Route 32, Uncasville, Ct. As shown on Assessor's Map 94 Lot 29. A **MOTION** was made to **CONTINUE** by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER TONER.** Voice vote. All in favor. 8-0 **MOTION CARRIED.**

**12. Zoning Issues:**

2. **Non-Action Items:** none
3. Zoning Officer's Report

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

- a) Review of Conflict of Interest Statutes and Guidelines. Review was done by the Commission and discussion was held.

**14. Adjourn:** The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Judy A. LaRose  
Recording Secretary

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