

**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  
May 9, 2017**

- 1. Call to order:** CHAIRMAN PIENIADZ opened the May 9, 2017 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, Estelle (who sat for McNally) Pieniadz, Pike (who sat for Hillsberg), Polhemus, Siragusa and Toner. COMMISSIONERS ABSENT: Hillsberg and McNally. COMMISSIONER Bolles submitted Letter of Resignation effective May 5, 2017. STAFF PRESENT: Marcia Vlaun, Town Planner; Colleen Bezanson, Assistant Town Planner, and Elizabeth Burdick, Zoning/Wetlands Officer.

**4. Executive Session: None**

**5. Public Hearing/Applications:**

**a. 217 ZC 1 – Shawn Meaie - 45 Oakland Drive (Map 51 Lot 11) Oakdale.**

Application for Zone Change from R-120 to R-80. CHAIRMAN PIENIADZ opened the public hearing at 7:02 pm. Planner presented Staff Report and read Staff Exhibits into record.

1. Copy of the legal ad as published in *The New London Day* on April 28<sup>th</sup> and May 5<sup>th</sup> 2017.
2. Notice to Town Clerk regarding Proposed Zone Change received in office of Town Clerk.
3. Copies of Certified/Return Receipt Requested Mail sent on April 28, 2017 to abutters.
4. Staff Report.
5. Entire project folder.

Attorney Harry Heller of 736 Norwich New London Turnpike, Uncasville, legal representative of the Applicant; gave presentation and entered into record on the Applicant's Exhibit List the following:

1. USCS New London County Soil Survey.
2. Compilation Plan – “Conceptual Subdivision Plan R-80” Prepared for Shawn Meaie, 45 Oakland Drive, Montville, CT.

CHAIRMAN PIENADZ invited comments from the public in favor of the application three times; there were none. CHAIRMAN PIENIADZ invited comments from the public in opposition of the Application. Attorney Bob Tobin, TCORS Law, 43 Broad Street, New London; gave presentation as legal representation for John & Susan Wronowski, 55 Oakland Drive, Oakdale. Attorney Tobin submitted the following into public record:

1. Protest Petition Pursuant to C.G.S 8-3(b) & Section 23.1 of Montville Zoning Regulations.
  2. Map with Arrow Showing Pond and Associated Wetlands.
  3. Zone Change Map.
  4. Pictures with Cars at Oakland Drive.
  5. Pictures with Cars at Oakland Drive.
  6. Pictures with Cars at Oakland Drive.
  7. Future Land Use Map from 2010 POCD.
  8. Copy of Letter of Opposition to Proposed Zoning Change letter dated May 5, 2017 from James L. & Patricia A. Orce; owners of 114 Lake Drive, Oakdale, CT.
- b. Discussion and Decision – 217 ZC 1 – Shawn Meaike - 45 Oakland Drive (51 Lot 11) Oakdale.** Application for Zone Change from R-120 to R-80. COMMISSIONER TONER made MOTION, seconded by COMMISSIONER DESJARDINS to CONTINUE the PUBLIC HEARING to the May 23, 2017 meeting. VOICE VOTE: 7-0-0. MOTION CARRIED. CHAIRMAN PIENIADZ announced a five minute recess at 8:15 pm. CHAIRMAN PIENIADZ resumed the meeting at 8:26 pm.
- c. Public Hearing – 217 ZC 2 – Elizabeth Occhionero – 1 Richard Brown Drive & Fitch Hill Road (Map 55 Lots 33b & 36) Oakdale.** Application for Zone Change from C3 to R-20-M. CHAIRMAN PIENIADZ opened the Public Hearing at 8:27 pm. Planner presented Staff Report and entered the following Staff Exhibits into record.
1. Copy of the legal ad as published in the New London Day on April 28<sup>th</sup> and May 5th 2017.
  2. Notice to Town Clerk regarding Proposed Zone Change received in office of Town Clerk on April 21, 2017.
  3. Copies of Certified/Return Receipt Requested Mail sent on April 28, 2017 to abutters.
  4. Staff report.
  5. Entire project folder.

Applicant, Brian Florek, Florek Surveying; 236 Shore Road, Waterford gave presentation and submitted the following into record:

1. Topographic Map with Wetlands.

CHAIRMAN PIENIADZ polled COMMISSIONERS for questions of applicant; there were none. CHAIRMAN PIENIADZ invited comments from public in favor of the

application three times; there were none. CHAIRMAN PIENIADZ invited comments from the public in opposition of the application.

The following spoke in opposition of the application. No submissions.

1. John Mann – 60 Richard Brown Drive
2. Marc Kashar – 41 Richard Brown Drive
3. Angela Shirey – 33 Richard Brown Drive
4. Thomas Cregeur – 17 Richard Brown Drive
5. Charles Rassbach – 36 Richard Brown Drive
6. Eric Wales - 154 Fitch Hill Road
7. Michael Scott – 124 Richard Brown Drive
8. Mark Nourie – 4 Richard Brown Drive
9. Frank Favret – 7 Tory Drive
10. Rita Liang - 16 Desjardins Drive
11. Daniel Boyle – 126 Richard Brown Drive
12. Teri Bruce- 24 Richard Brown Drive
13. John Strong – 134 Richard Brown Drive

CHAIRMAN PIENIADZ asked if the Applicant would like to readdress COMMISSION regarding public comments; Brian Florek readdressed the COMMISSION.

- d. Discussion and Decision - 217 ZC 2 – Elizabeth Occhionero – 1 Richard Brown Drive & Fitch Hill Road (Map 55 Lots 33b & 36) Oakdale.** Application for Zone Change from C3 to R-20-M. COMMISSIONER TONER made MOTION, seconded by COMMISSIONER DESJARDINS to CONTINUE the PUBLIC HEARING to the May 23, 2017 meeting. VOICE VOTE: 7-0-0. MOTION CARRIED.

## **6. Old Business:**

- a. 217SITE2 - Gary Winalski - Patterson Brothers Properties LLC. - 14 Enterprise Lane (Map 2 Lot 5D) Oakdale.** Application for a Modified Site Plan. Planner presented Staff Report and recommended denial of this application. Applicant was instructed to follow guidelines in Planning and Zoning Regulations. COMMISSIONER TONER made MOTION; seconded by COMMISSIONER DESJARDINS that the Commission denies the plan of Gary Winalski for site plan modifications on the property located at 14 Enterprise Lane (Map 2 lot 5D) because there are 47 outstanding comment from the following departments: Uncas Health, Town Engineer, Planning Department, and Building Department.

ROLL CALL VOTE: COMMISSIONER DESJARDINS– in favor of motion; COMMISSIONER ESTELLE– in favor of motion; COMMISSIONER PIENIADZ–in favor of motion; COMMISSIONER PIKE– in favor of motion; COMMISSIONER POLHEMUS– in favor of motion; COMMISSIONER SIRAGUSA– in favor of motion; COMMISSIONER TONER– in favor of motion. VOTE: 7-0-0. MOTION CARRIED.

**7. New Business:**

- a. 217 SP 2 – Tilcon Connecticut, Inc. – 53 Caroline Road (Map 59 Lot 7) Montville.**  
Application for Continuation of Earth Products Excavation & Processing Operation.  
COMMISSIONER TONER made MOTION; seconded by COMMISSIONER  
DESJARDINS to set Public Hearing for May 23, 2017. VOICE VOTE – 7-0-0.  
MOTION CARRIED.

**8. Zoning Matters:**

- a. Liz Burdick – April 2017 Zoning Report.

**9. Town Planner:**

- a. Town Planner announced the Connecticut Department of Labor has signed a 10 year lease for a property here in Montville.  
b. Black Ash Road project will soon be going out to bid.  
c. The Planning and Zoning office has been very busy.

**10. Communications:**

- a. Resignation letter, dated May 5, 2017; effective immediately, was received from COMMISSIONER Ronald Bolles. CHAIRMAN PIENAIIDZ requested a letter be sent to the Town Council recommending Wills Pike as a Full COMMISSIONER.

**11. Other Business:** None

**12. Minutes:**

COMMISSIONER TONER made MOTION, seconded by COMMISSIONER DESJARDINS to accept the April 25, 2017 meeting minutes. VOICE VOTE 7-0-0.  
MOTION CARRIED.

**13. Adjourn:**

CHARIMAN PIENAIIDZ adjourned the meeting at 9:51 pm.

Respectfully submitted,

*Michelle M. Giroux*  
Recording Secretary