

**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
June 13, 2017**

1. **Call to order:** CHAIRMAN PIENIADZ opened the June 13, 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, Duchesneau, Estelle** (who sat for Polhemus) **Hillsberg, Pieniadz, Pike, Siragusa** and **Toner**. COMMISSIONERS ABSENT: **McNally, Polhemus** STAFF PRESENT: Colleen Bezanson, Assistant Town Planner; and Elizabeth Burdick, ZWO. Wills Pike was voted in on June 12, 2017 as a Full Member of the P&Z Commission.
4. **Executive Session: None**
5. **Public Hearing/Applications: None**
6. **Old Business:**
 - a. **217 ZC 1 – Shawn Meaike - 45 Oakland Drive (Map 51 Lot 11) Oakdale.** Application for Zone Change from R120 to R80. Attorney Matt Willis, Town’s Attorney of Halloran & Sage, provided Commission with explanation of the protest petition submitted at the Public Hearing. Discussion was held. COMMISSIONER TONER made MOTION, seconded by COMMISSIONER HILLSBERG to approve the proposed zone change application from R120 to R80 for the property located at 45 Oakland Drive (Map 51 Lot 11). The Commission finds that the proposed zone change is in conformance with the Comprehensive Plan and the Plan of Conservation and Development, based on the findings and general discussion of the criteria contained in the staff report. The effective date of the zone change shall be July 3, 2017.

ROLL CALL VOTE: The following voted in FAVOR: COMMISSIONER: PIKE, SIRAGUSA, PIENIADZ, DESJARDINS, TONER, HILLSBERG, ESTELLE AND DUCHESNEAU. VOTE: 8-0-0. MOTION CARRIED.

7. New Business:

a. 217 SITE 5 – Alanson Cummings – 1607 Route 85 (Map 5 Lot 15B) Oakdale.

Application for construction of new commercial building & associated site improvements for dumpster & landscaping business. Existing residential use to remain. Liz Burdick, ZWO read staff report into record. Discussion held. COMMISSIONER DESJARDINS MADE MOTION, seconded by COMMISSIONER TONER that the Commission finds that the site plan meets the requirements of Section 11.A and Section 18 of the Zoning Regulations and approves the application of Alanson Cummings and the plan titled “Property Survey/Site Plan Property belonging to Alanson Cummings 1607 Route 85 Oakdale, CT Revised to May 30, 2017”.

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. An E&S Bond in the amount of \$2,000 must be posted prior to the issuance of a Zoning Permit for the new commercial building and associated site improvements.
3. All comments of the Fire Marshal, Building Department and Uncas Health must be added as notes to the final plan and addressed prior to the construction of the proposed commercial building and associated site improvements.

ROLL CALL VOTE: The following voted IN FAVOR. COMMISSIONER: PIKE, SIRAGUSA, PIENIADZ, DESJARDINS, TONER, HILLSBERG, ESTELLE AND DUCHESNEAU. VOTE: 8-0-0. MOTION CARRIED.

8. Zoning Matters:

- a. Liz Burdick – May 2017 ZWO Report.

9. Town Planner: None

10. Communications:

- a. Commissioners received a copies of the following:
 1. SCCOG letter regarding 2017 Regional Plan of Conservation and Development

11. Other Business:

Joseph Rogulski, Town Council Representative, gave a brief report of recent Town Council budget activities.

12. Minutes:

COMMISSIONER SIRAGUSA made MOTION, seconded by COMMISSIONER ESTELLE to accept the May 23, 2017 Meeting Minutes. VOICE VOTE: 8-0-0 MOTION CARRIED.

13. Adjourn:

CHARIMAN PIENAIIDZ adjourned the meeting at 7:52 pm.

Respectfully submitted,

Michelle M. Giroux
Recording Secretary