

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
AMENDED MEETING MINUTES
February 10, 2009

1. **Call to Order.** Chairman Marcus called the February 10, 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, Siragusa, Desjardins, Ferrante, Baron and Toner. (8 regular members) Discussion was held regarding the Town Council's vote to approve Commissioner Desjardins as a regular member and non-notification of the same. Staff advised that the minutes of the Council meeting had been reviewed and they reflected approval at the 1/15/09 meeting.
COMMISSION MEMBERS ABSENT: Commissioner Mastrandrea *(1 regular member)
*Commissioner Mastrandrea arrived at 7:07 p.m.
STAFF PRESENT: Marcia A. Vlaun, Town Planner.
4. **Executive Session:** none
5. **New Business:**
 1. **Action items:**
 - a) **Golf Hill Estates/Jack Cipriano:** Request for Release of \$2,000.00 E&S Bond, Dime Bank account #100626258, relative to the project located at 14 Old Fitch Hill Road, Uncasville, CT As shown on Assessor's Map 62 Lot 37. Staff advised that an inspection was made and no major issues were outstanding. **COMMISSIONER PIENIADZ** made a **MOTION; SECONDED** by **COMMISSIONER DESJARDINS** to **RELEASE** the \$2,000.00 E&S Bond. Voice vote. 8-0 All in favor **MOTION CARRIED.**
 - b) **ERT Request: Camp Oakdale.** Staff advised the Commission of the discussions that have been ongoing with the Town Engineer, Public Works Director and The Parks & Recreation Commission relative to the possible establishment of new multi-purpose trails and other uses throughout the Camp Oakdale area. * Commissioner Mastrandrea arrived at 7:07p.m. Discussion was held. **COMMISSIONER PIENIADZ** made a **MOTION; SECONDED** by **COMMISSIONER DESJARDINS** to **RECOMMEND** that an Environmental Review Team (ERT) Analysis be done on the Camp Oakdale properties. Voice vote. 9-0 All in favor **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 read a letter to the Commission asking that the Public Hearing be extended until the 2/24/09 meeting. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER MASTRANDREA** to **CONTINUE** (T&N Financial/Inez Mazzei) to 2/24/09. Voice vote. 8-0-1 with Commissioner Siragusa abstaining. **MOTION CARRIED.** Discussion was held.

8. Old Business:

1. Action Items:

- a) **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). Staff discussed the Commission's previous question as to if they could attach conditions to a zone change. Staff provided them with documentation advising them that they could not attach conditions to any zone change. Discussion was held. The Commission reviewed the Zone Change Evaluation Criteria and discussed each of the criteria items. A consensus of the Commission was taken and the Commission asked Staff to provide them with a draft motion to deny the zone change. **COMMISSIONER DESJARDINS** made a **MOTION; SECONDED** by **COMMISSIONER TONER** to **CONTINUE**. Voice vote. 8-0-1 (Commissioner Siragusa was still out of the room). **MOTION CARRIED.**

2. Not Ready For Action:

- a) **Town of Montville Planning & Zoning Commission:** Text amendment to the Subdivision Regulations Section 6.11 Maintenance Bond. Staff advised that the Public Works Director and the Town Engineer will both attend their next meeting in order to discuss this matter. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER TONER** to **CONTINUE**. Voice vote. 8-0-1 (Commissioner Siragusa was still out of the room) **MOTION CARRIED.**

*Commissioner Siragusa returned to the meeting room.

- b) **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. Staff advised the Commission that the applicant has asked for a 65 day extension. A **MOTION** was made to **CONTINUE** by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER**. Voice vote. 9-0. **MOTION CARRIED.**

9. Communications: Staff: Staff distributed to the Commission an updated foreclosure map, S&P Report and US Housing Market Condition Report. Discussion was held. **Commission:** Chairman Marcus advised that he had received SCCOG's Annual Report, DEP Sound Outlook Newsletter and reminded the Commission of the CBA Seminar which Commissioner Desjardins will be registering for. Discussion was held.

10. Minutes:

1. Acceptance of the minutes from the Regular meeting of January 27, 2009. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** to **APPROVE** the minutes. Voice vote. 7-0-2 with Commissioners Siragusa and Baron abstaining. **MOTION CARRIED.**

11. New Business:

2. **Non-Action items:**

12. Zoning Issues:

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

****The Commission took a break from 8:03 p.m. to 8:10 p.m. when Chairman Marcus called the meeting back to order.**

13. Other business to come before the Commission:

- a) Plan of Development Staff distributed binders to the Commissioners with drafts of the completed POCD Sections. Discussion was held.
 - 1) Housing. Discussion was held that included, but was not limited to, lot sizes, decreased school enrollments, neighborhood conservation areas, possible R-10 zoning, the importance of the WPCA rate and facility study and development obstacles within town government.

14. Adjourn: The meeting adjourned at 9:25 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