

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE.
UNCASVILLE, CT 06382
PHONE (860) 848-6779 - FAX (860) 848-2354**

**AMENDED OCTOBER 24, 2017
REGULAR MEETING MINUTES**

October 10, 2017

1. **Call to order: ACTING CHAIRMAN TONER** opened the October 10, 2017 Regular Meeting at 7:00 pm.
2. **Pledge of Allegiance:** All rose to pledge the flag.
3. **Roll call and seating of Alternate:** COMMISSIONERS PRESENT: Desjardins, Duchesneau, Estelle (for CHAIRMAN PIENIADZ), Hillsberg, Pike, Polhemus, Siragusa and Toner (ACTING CHAIRMAN). COMMISSIONERS ABSENT: McNally and Pieniadz. STAFF PRESENT: Marcia Vlaun, Town Planner, Colleen Bezanson, Assistant Planner and Elizabeth Burdick, ZEO.
4. **Executive Session: None**
5. **Public Hearing /Applications: None**
6. **Old Business: None**
7. **New Business:**
 - a. **217 SUB 4 – 45 Oakland Drive (Map 51 Lot 11) Oakdale – Applicant/Owner: Shawn Meaike. To subdivide property into four (4) residential building lots; “Lakeview Estates at Oakland Drive Subdivision.”**

Attorney Mark Branse, Counsel for Planning & Zoning Commission, gave summary regarding a letter submitted by Attorney Tobin regarding a request for a public hearing. **ACTING CHAIRMAN TONER** asked if there were any questions for Counsel; there were none. Town Planner read staff report into record. **ACTING CHAIRMAN TONER** asked if there were any questions for Staff. **COMMISSIONERS PIKE** and **SIRAGUSA** had questions; which was answered satisfactorily. Attorney Harry Heller, Counsel for the applicant, presented the Subdivision application. **ACTING CHAIRMAN TONER** asked if there were any questions for Counsel. **COMMISSIONER HILLSBERG** and **PIKE** had questions; which were answered satisfactorily. Attorney Robert Tobin, representing the abutters, was given time to address the Commission with regard to his request for a hearing. **ACTING CHAIRMAN TONER** asked if there were any questions for Counsel. **COMMISSIONER PIKE** had a question; which was answered satisfactorily.

COMMISSIONER HILLSBERG made **MOTION**, seconded by **COMMISSIONER DESJARDINS** that the Commission finds that the subdivision plan meets the requirements of Section 7 and Section 18 of the Zoning Regulations and the Subdivision Regulations and approves the application of Shawn Meaike and the plan titled “Subdivision Plan “Lakeview Estates at Oakdale Drive” Prepared for Shawn Meaike 45 Oakland Drive Montville, Ct. Prepared by Boundaries LLC dated September 2017 revised to September 29, 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 as follows:

1. The ZEO must be contacted 24 hours prior to start of construction.
2. Revise plan to show proposed details of driveway surfaces.
3. Revise plan to show proposed footing drain locations/outlets.
4. Lot Development Plans along with a \$2,000 E&S Bond shall be submitted prior to issuance of a Zoning Permit for the individual lots.
5. Lot Development Plans shall also have the note: “Any future work involving regulated activities requires review and approval from the Montville Inland Wetlands Commission.”

ROLL CALL VOTE. The following **COMMISSIONERS** voted **IN FAVOR: DUCHESNEAU, ESTELLE, HILLSBERG, DESJARDINS, TONER, POLHEMUS, SIRAGUSA, and PIKE. VOTE: 8-0-0. MOTION CARRIED.**

- b. **217 ZC 3 – 886 Chesterfield Road (Map 5 Lot 18), Oakdale – Applicant: Deborah Hadaway. Property Owner: Roger Hary, Executor, Estate of Rosemarie Hary Daniels. Zone Change from R-40 to C-1.**

COMMISSIONER SIRAGUSA made **MOTION**, seconded by **COMMISSIONER ESTELLE**; to set **PUBLIC HEARING** for October 24, 2017. **VOICE VOTE: 8-0-0. MOTION CARRIED.**

- c. **217 SITE8 – 21, 23, 33 Pequot Road & 17 Pequot Road/Route 163 (Map 72 Lots 42, 41, 37A & 54B), Uncasville – Applicant/Owner: DW Holdings LLC, Site plan modification for 33 Pequot Road.**

Town Planner read staff report into record. **ACTING CHAIRMAN TONER** asked if there were any questions for Staff. **COMMISSIONERS HILLSBERG** and **DESJARDINS** had questions for staff; which were answered satisfactorily.

COMMISSIONER HILLSBERG made **MOTION**; seconded by **COMMISSIONER DESJARDINS** that the Commission finds the site plan meets the requirements of Section 11 and Section 18 of the Zoning Regulations and approves the application of DW Holdings, LLC and the plan titled “Property Boundary Survey Plan (Sheet 1 of 4), Site Demolition Plan (Sheet C-1.0), Erosion & Sedimentation Details (Sheet C-2.0), Proposed Site Plan (Sheet C-3.0), Details (Sheet C-4.0 & C-4.1), Land of DW Holdings, LLC # 23 Pequot Road, Montville, CT, Prepared for DW Holdings, Prepared by BSC Group, Dated June 15, 2017, Revised to 9/7/17.”

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. Prior to the issuance of a Zoning Permit, 21 and 23 Pequot Road shall be combined into 33 Pequot Road.
2. The ZEO must be contacted 24 hours prior to start of construction.
3. Signature Blocks shall be placed in the right hand corner of the plan.
4. An E&S Bond in the amount of \$2,000 must be posted prior to the issuance of a Zoning Permit.
5. Post-Construction Requirements note shall be added to the plans that reads as follows:

After construction is completed and accepted by the Owner, it shall be the responsibility of the Owner to maintain all drainage structures. In addition, the following inspection and maintenance guidelines shall be the responsibility of the Owner, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter:

1. **Drainage and other Paved Areas:** Inspect weekly for litter and debris. Sweep at least twice a year, with the first occurring as soon as possible after first snowmelt and the second not less than 90 days following the first.
2. **Catch Basin Sumps:** Inspect semi-annually and cleaned when the sump is one half (1/2) full of silt and/or debris.

VOICE VOTE: 8-0-0. MOTION CARRIED.

8. Zoning Matters:

- a. Liz Burdick presented the August 2017 Zoning Report.

9. Town Planner:

- a. State POCD
- b. State Statute Temporary Health Care Structure
- c. Sidewalks & DOT

10. Communications: None

11. Other Business: None

12. Minutes:

COMMISSIONER DESJARDINS made **MOTION**, seconded by **COMMISSIONER SIRAGUSA** to accept the August 22, 2017 Meeting Minutes. **VOICE VOTE: 6-0-2** **COMMISSIONERS DUCHESNEAU** and **ESTELLE** abstained. **MOTION CARRIED.**

13. Adjourn:

ACTING CHAIRMAN TONER adjourned the meeting at 8:19 pm.

Respectfully submitted,

Michelle M. Giroux
Recording Secretary