

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

TUESDAY, OCTOBER 24, 2017

1. **Call to order: CHAIRMAN PIENIADZ** called the October 24, 2017 Regular Meeting to order 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 Allen Polhemus), Hillsberg, McNally, Pieniadz, Pike, Siragusa and Toner. COMMISSIONER ABSENT: Polhemus. STAFF PRESENT: Colleen Bezanson, Assistant Planner and Elizabeth Burdick, ZEO.
4. **Executive Session: None**
5. **Public Hearing /Applications:**
 - a. **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.** CHAIRMAN PIENIADZ opened the public hearing at 7:04 pm. Assistant Town Planner read Staff Report and entered Staff Exhibits into record.

Staff Exhibits:

1. Copy of the legal ad as published in *The New London Day* on October 13th and October 20th 2017.
2. Notice to Town Clerk regarding Proposed Zone Change received in office of Town Clerk on October 10, 2017.
3. Copies of Certified / Return Receipt Requested Mail sent on October 13, 2017 to abutters.
4. Staff Report.
5. Entire project folder.

CHAIRMAN PIENIADZ invited comments from public in favor of application three times. There were none. CHAIRMAN PIENIADZ invited comments from public in opposition of application three times. There were none. Discussion was held. MOTION was made by COMMISSIONER HILLSBERG; seconded by COMMISSIONER DESJARDINS to close the PUBLIC HEARING. VOICE VOTE 9-0-0. PUBLIC HEARING closed at 7:15 p.m.

COMMISSIONER HILLSBERG made MOTION, seconded by COMMISSIONER DESJARDINS to: *add item 5b. Discussion and Decision - to the Agenda – Voice Vote 9-0-0.* MOTION CARRIED.

- b. Discussion and Decision - 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 DUCHESNEAU made MOTION, seconded by COMMISSIONER McNALLY to approve the proposed zone change application from R40 to C1 on the property located at 886 Chesterfield Rd, Oakdale, CT. (Map 5 Lot 18). 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 November 12, 2017. CHAIRMAN PIENIADZ requested a Roll Call Vote. The following COMMISSIONERS voted IN FAVOR: DESJARDINS, PIENIADZ, ESTELLE, SIRAGUSA, TONER, HILLSBERG, DUCHESNEAU, McNALLY and PIKE. ROLL CALL VOTE: 9-0-0. MOTION CARRIED.

6. Old Business: None

7. New Business: None

8. Zoning Matters:

- a. Liz Burdick presented the September 2017 Zoning Report.**

9. Town Planner: None

10. Communications: None

11. Other Business:

a. Planning & Zoning Commission Meeting Dates for 2018

COMMISSIONER SIRAGUSA made **MOTION**, seconded by **COMMISSIONER TONER** to accept the Meeting Dates for 2018. **Voice Vote 9-0-0. MOTION carried.**

12. Minutes:

a. October 10, 2017 Meeting Minutes

COMMISSIONER HILLSBERG stated his vote was recorded incorrectly in the Minutes from the October 10, 2017 meeting; the minutes will be **AMENDED**. **COMMISSIONER HILLSBERG** made **MOTION**, seconded by **COMMISSIONER SIRAGUSA** to accept the **AMENDED** October 10, 2017 Meeting Minutes. **COMMISSIONER McNALLY abstained. VOICE VOTE: 8-0-1 MOTION CARRIED.**

13. Adjourn:

CHAIRMAN PIENIADZ adjourned the meeting at 7:30 pm.

Respectfully submitted,

Michelle M. Giroux
Recording Secretary