

**TOWN OF MONTVILLE**  
PLANNING AND ZONING COMMISSION  
310 NORWICH NEW LONDON TURNPIKE  
UNCASVILLE, CONNECTICUT 06382  
PHONE (860) 848-6779 – FAX (860) 848-2354

MEETING MINUTES of  
February 13, 2018

1. **Call to Order:** Chairman Pieniadz called the meeting to order at 7:02 p.m.

2. **Pledge of Allegiance:** All rose to salute the flag.

3. **Roll Call:**

Present were Commissioners Pieniadz, Toner, Desjardins, Duchesneau, Estelle, Polhemus and Siragusa. Absent were Commissioners Longton and Hillsberg. Also present was Zoning & Wetlands Officer Elizabeth Burdick.

4. **Executive Session:** None

5. **Public Hearing / Application:** None

6. **Old Business:**

- a. **Discussion & Decision: 217ZC4 – 1721, LLC/Nino, LLC – 1 Richard Brown Drive & Fitch Hill Road (Map 55 Lots 033-00B & 036-000), Uncasville CT.**  
Application for Zone Change from C3 to R-20-M.

A **Motion** was made by Commissioner Siragusa and seconded by Commissioner Estelle to approve Application #217ZC4 for a Zone Change from C3 to R-20-M to property located at 1 Richard Brown Drive & Fitch Hill Road (Map 55 Lots 033-00B & 036-000). There was a roll call vote with five (5) Commissioners in favor, one (1) Commissioner opposed and one (1) abstained as follows: In Favor: Pieniadz, Desjardins, Siragusa, Duchesneau and Estelle. Opposed: Polhemus. Abstained: Toner. Subsequently, the application was **DENIED** for failure to obtain an affirmative 2/3 vote of the Planning & Zoning Commission after the filing of a valid protest petition.

7. **New Business:**

- a. **218SP1 – Xiu Lang Li - 161 Woodland Drive (Map 90 Lot 82), Uncasville, CT**  
**Application for Special Permit for Change of Use from Single-family to a Two-family Dwelling**

A **Motion** was made by Commissioner Desjardins and seconded by Commissioner Toner to set a **PUBLIC HEARING** date for the application for **FEBRUARY 27, 2018. All in Favor.**

- b. **218SUB1 – Butlertown Road (Map 2, Lot 2), Oakdale, CT – Applicants/Property Owners, Robert T. and Manuel J. Misarski for 2-Lot Subdivision in Light Industrial Zone.**

A **Motion** was made by Commissioner Toner and seconded by Commissioner Estelle to **CONTINUE** the application to the **MARCH 27, 2018** meeting due to required review & approval by the Montville Inland Wetlands Commission. **All in Favor.**

**8. Zoning Matters:**

- a. Liz Burdick – January 2017 ZWO Report.

The ZWO reviewed her report with the Commission and advised two new businesses had been permitted. There were no questions.

**9. Town Planner: Draft Zoning Regulations.**

A **Motion** was made by Commissioner Polhemus and seconded by Commissioner Toner to continue the review of the Draft of Revised Zoning Regulations to the February 27, 2018 meeting. **All in Favor.**

**10. Communications:** None

**11. Other Business:** None

**12. Minutes:**

- a. **Minutes from January 23, 2018 Regular Meeting.**

A **Motion** was made by Commissioner Estelle, seconded by Commissioner Desjardins to **ACCEPT** the minutes of the January 23, 2018 meeting. In Favor: Pieniadz, Toner, Desjardins, Siragusa, Polhemus and Estelle. Abstained: Toner. **Motion carried.**

**13. Adjourn:**

Chairman Pieniadz adjourned the meeting at 7:25 p.m.

Respectfully submitted by:

Tiffany E Williams  
Recording Secretary