

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

MEETING MINUTES

Tuesday, April 10, 2018 – 7:00 P. M.

- 1. Call to Order:** Acting Chairman Toner called the meeting to order at 7:00 p.m.
- 2. Pledge of Allegiance:** All rose to salute the flag.
- 3. Roll Call:**

Present were Commissioners Toner, Desjardins, Duchesneau, Estelle, Polhemus, Siragusa, Hillsberg. Commissioners Pieniadz and Longton were absent. Also present was Town Planner Marcia Vlaun, Assistant Planner Colleen Bezanson and Zoning & Wetlands Officer Elizabeth Burdick.

- 4. Executive Session:** None
- 5. Public Hearing / Application:**

- a. 218SP3–Pro Properties, LLC–99 Sharp Hill Road (Map 22 Lot 29), Uncasville, CT Application for Special Permit for Change of Use from Single-family Dwelling to a Two-family Dwelling.**

Acting Chairman Toner opened the public hearing at 7:03 p.m. The Planning Director entered the following into the record and read the staff report.

Staff Exhibits:

1. Copy of legal ad published in the New London Day on March 30th and April 6th, 2018.
2. Certified Mail Receipts to Abutters.
3. Staff Report
4. Entire project folder.

Acting Chairman Toner invited comments from the public in favor and in opposition. There were no public comments.

A **Motion** was made by Commissioner Desjardins and seconded by Commissioner Estelle to **Close** the Public Hearing. All in Favor 7-0-0. **Motion Carried.** Public Hearing closed 7:11 p.m.

- b. Discussion and Decision: 218SP3–Pro Properties, LLC–99 Sharp Hill Road (Map 22 Lot 29), Uncasville, CT Application for Special Permit for Change of Use from Single-family Dwelling to a Two-family Dwelling.**

A Motion was made by Commissioner Hillsberg and seconded by Commissioner Desjardins to waive the requirement of an A-2 survey under section 18.4 of the Zoning Regulations since there will be no expansion to the existing footprint of the house and parking areas have been shown on the GIS map titled “99 Sharp Hill Road Montville, Ct dated March 15, 2018”. All in Favor 7-0-0. **Motion Carried.**

A Motion was made by Commissioner Duchesneau and seconded by Commissioner Desjardins that the Commission finds that the special permit /site plan meets the requirements of Section 8, Section 17 and has waived the A2 requirements of Section 18.4 of the Zoning Regulations and approves the plan of Pro Properties LLC as depicted on the GIS plan titled “99 Sharp Hill Road Montville, Ct dated March 15, 2018”.

In doing so the Commission has considered the application, the staff report, the public testimony and the expert testimony and finds that

1. The proposed use is in harmony with the appropriate and orderly development of the neighborhood and will not hinder or discourage the development of adjacent properties nor impair property value.
2. The location and size of the proposed use, the nature and intensity of operations involved in connection therewith, its site layout and its relation to access streets will not be such that both pedestrian and vehicular traffic to and from the use and the assembly or persons in connection therewith will not be hazardous or inconvenient, nor incongruous with any residential district or conflict with the normal traffic of the neighborhood.
3. The nature and intensity of the operations involved in connection with the proposed use and the site layout and development will not have a negative impact on the environment.

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 hrs. prior to start of construction.
All in Favor 7-0-0. **Motion Carried.**

6. Old Business:

- a. **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. Continued** until April 24, 2018.

7. New Business:

- a. **Capital Improvement Plan 2019-2023.** Continue to next meeting April 24, 2018. Town Planner Marcia Vlaun will forward question or concerns to the Finance Department.

8. Zoning Matters:

Zoning Officer Liz Burdick gave her March ZWO report. No discussion.

9. Town Planner:

- a. The Commission and staff continue discussion and corrections of Zoning Regulations. Continue to the next meeting April 24, 2018

10. Communications:

11. Other Business:

- a. Town Council Liaison Wills Pike addressed the Commission to let them know he is on the Finance Committee and will answers any question on the capital budget report. Liaison Pike thanked Zoning Officer Liz Burdick for doing a great job and wished her the best.

12. Minutes:

- a. Acceptance of Minutes from March 27, 2018 Regular Meeting.
A Motion was made by Commissioner Longton, seconded by Commissioner Toner to ACCEPT the minutes of the February 27, 2018 meeting.
All in Favor: 8-0-0. **Motion Carried.**

13. Adjourn.

Acting Chairman Toner adjourned the meeting at 8:40 p.m.

NOTE: NO NEW BUSINESS WILL BE DISCUSSED AFTER 10:30 P.M. AND ALL COMMISSION BUSINESS WILL CEASE AT 11:00 P.M. ANY UNFINISHED BUSINESS WILL BE CONTINUED TO THE NEXT MEETING