

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 24, 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, Estelle, Longton, Siragusa, Hillsberg. Commissioners Pieniadz, Polhemus and Duchesneau were absent. Also present was Assistant Planner Colleen Bezanson.
4. **Executive Session:** None
5. **Public Hearing / Application:** None
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.**

The Assistant Town Planner Colleen Bezanson read the staff report. Discussion held.

A Motion was made by COMMISSIONER LONGTON and seconded by COMMISSIONER DESJARDINS that the Commission finds that the subdivision plan meets the requirements of Section 13 of the Zoning Regulations and the Subdivision Regulations and approves the application of Robert T. and Manuel J. Misarski and the plan titled “ 2-Lot Overall Subdivision Plan Prepared for Robert T. & Manuel J. Misarski Butlertown Road-Map 2 Lot 2 Montville, Ct. Prepared by Indigo Land Design revised to 4/19/18 and a map titled “ Record Subdivision Map Land of Robert T. Misarski and Manuel J. Misarski Tax Map 2 Lot 2 Butlertown Road Montville, Ct Prepared by Annino Survey LLC revised to 2/27/18”

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.

2. An E&S Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit for each lot.
3. A note shall be added to the plan on the individual lots stating that the proposed structures are conceptual only. Individual site plans will have to be filed for future development.
4. The driveway apron and road repair details for the underground utility conduit must be added to the plans
5. Plans must be signed and sealed by the Surveyor and Engineer prior to endorsement by Chairman
6. Prior to approval of any site development approval must be granted from the Fire Marshal's office.
7. Prior to approval of any site development plans must be reviewed by the Inland Wetlands Commission
8. Prior to development the septic systems for both lots must be designed by a professional engineer
9. Additional testing may be required by the Health District at the time of development
10. Final approval of the Health District will be dependent on the actual use of the buildings
11. Any wells on the westerly side of Butlertown Road must be located prior to final design of the septic systems
12. No drainage may be installed within 25 feet of the wells
13. The leaching area provided for lot #2-2 should be 542.8 not 548.2 sf
14. This approval is valid for five (5) years from the date of approval. The applicant may request extensions for a period not exceeding ten (10) years from date of approval.

5-In Favor, 1 Opposed (COMMISSIONER HILLSBERG) 5-1-0. **Motion Carried.**

b. Capital Improvement Plan 2019-2023.

After a brief discussion, **A Motion** was made by COMMISSIONER LONGTON and seconded by COMMISSIONER DESJARDINS to continue Capital Improvement Plan 2019-2023 until the May 8, 2018 meeting. 4 in Favor 2 Opposed (COMMISSIONERS HILLSBERG and SIRAGUSA) 4-2-0 **Motion Carried.**

7. New Business:

- a. **218SITE1 – 1502 Route 85 (Map 5 Lot 28), Oakdale, CT – Applicant, Daniels and Sons Construction - Property Owner, Jeffrey S. Daniels for Site Plan Approval for Light Industrial Use and Residential Occupancy.**

A Motion was made by COMMISSIONER ESTELLE and seconded by COMMISSIONER DESJARDINS to continue 218SITE1 until the May 8, 2018 meeting. All in Favor. 6-0-0 **Motion Carried.**

8. **Zoning Matters:** None

9. **Town Planner:**

a. **Continue Discussion of Zoning Regulations.**

A **Motion** was made by COMMISSIONER LONGTON and seconded by COMMISSIONER DESJARDINS to continue Zoning Regulation Discussion until the May 8, 2018 meeting. All in Favor 6-0-0 **Motion Carried.**

10. **Communications:**

11. **Other Business:**

12. **Minutes:**

a. **Acceptance of Minutes from April 10, 2018 Regular Meeting.**

A **Motion** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER LONGTON to ACCEPT the minutes from April 10, 2018. All in Favor. 6-0-0 **Motion Carried.**

13. **Adjourn.**

Acting CHAIRMAN TONER adjourned the meeting at 7:35 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