

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, June 12, 2018 – 7:00 P. M.

1. **Call to Order:** Chairman Pieniadz 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 Pieniadz, Toner, Siragusa, Hillsberg and Polhemus.
Commissioners Estelle, Longton, Desjardins, Duchesneau were absent. Also present were
Town Planner Marcia Vlaun and Assistant Planner Colleen Bezanson.
4. **Executive Session:** None
5. **Public Hearing / Application:** None
6. **Old 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.

The Town Planner read the staff report and gave a brief description of the project. Discussion was held.

A MOTION was made by COMMISSIONER TONER and seconded by COMMISSIONER SIRAGUSA that the site plan meets the requirements of Section 13 and Section 18 of the Zoning Regulations and approves the plan of Daniels and Son Construction and the plan titled “ Daniels and Sons Construction 1502 Hartford-New London Turnpike CT Route 85 (Map 5, Lot 28) Oakdale, Connecticut. Prepared by Green Site Designs, LLC 317 Main Street Norwich, Ct. revised to May 29, 2018.

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 \$10,000.00 must be posted prior to the issuance of a Zoning Permit.
3. The separation distance between LP tanks and the fueling dispenser and associated pads must be 20 feet.
4. Approval from the State Department of Public Health and Department of Transportation is required prior to endorsement by the Chairman.

Voice Vote. ALL in Favor. 5-0-0 **Motion Carried.**

8. **Zoning Matters:** None

9. **Town Planner:**

a. Continue Discussion of Zoning Regulations.

The Commission and staff continued the discussion of the Zoning Regulations.

10. **Communications:** None

11. **Other Business:** None

12. **Minutes:**

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

A **Motion** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER TONER to ACCEPT the minutes from May 8, 2018.

Voice Vote. ALL in Favor. 5-0-0 **Motion Carried.**

13. **Adjourn.**

CHAIRMAN PIENIADZ adjourned the meeting at 8:22 p.m.

Respectfully submitted,

Tiffany Williams, Recording Secretary