

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
June 9, 2009**

1. **Call to Order.** Chairman Marcus called the June 9, 2009 meeting of the Montville Planning & Zoning Commission to order at 7:00 p.m. in the Town Council Chambers.
2. **Pledge of Allegiance.** All rose and pledged the flag.
3. **Roll call and seating of Alternates:**
COMMISSION MEMBERS PRESENT: Commissioners Baron, Desjardins, Marcus, Mastrandrea, Polhemus, Siragusa, and Toner. (7 regular members)
COMMISSION MEMBERS ABSENT: Commissioners Ferrante and Pieniadz. (2 regular members)
STAFF PRESENT: Marcia A. Vlaun, Town Planner
4. **Executive Session:** none
5. **Public Hearings:**
 - a) **Hastedt Brothers LLC/Lombardi Business Park, LLC:** An application for a Special Permit for a mobile asphalt recycler located on the property at 18 Butlertown Road and 25 Sachatello Industrial Drive, Oakdale, CT. As shown on Assessor's Map 5 Lots 27-10 and 27-17. **WITHDRAWN**
6. **New Business:**
 1. **Action items:**
 - a.) **Advanced Associates:** An application for a one lot subdivision on the property located at 412 Maple Avenue, Uncasville, CT. As shown on Assessor's Map 1 Lot 3-3. Staff report dated 6/9/09 was read and entered into the record. Discussion was held regarding the use of the 50' right of way for access as allowed in Section 14.5. Attorney William McCoy was available to the Commission to address their concerns as the applicant's representative. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** as follows: A **MOTION** to **APPROVE Advanced Associates:** An application for a one lot subdivision on the property located at 412 Maple Avenue, Uncasville, CT. As shown on Assessor's Map 1 Lot 3-3 and to include a 50' right of way as set in Section 14.5. Discussion was held. Roll call vote as follows: In favor: Commissioners Baron,

Desjardins, Marcus, Mastrandrea, Polhemus, and Toner. (6) Opposed: none. (0) Abstain: Commissioner Siragusa (1) 6-0-1 **MOTION CARRIED.**

- b.) **Hastedt Brothers LLC/Lombardi Business Park, LLC:** An application for a Special Permit for a mobile asphalt recycler located on the property at 18 Sachatello Industrial Drive, Oakdale, CT. As shown on Assessor's Map 5 Lots 27-10 and 27-17 and a portion of 18, 11, and 13. Staff advised that the previous application had the wrong address. Discussion was held. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER SIRAGUSA** to **SET the Public Hearing** date for **June 23, 2009**. Voice vote. 7-0 **MOTION CARRIED.**

7. Zoning Issues:

1. Action items: none

8. Old Business:

1. Action Items:

- a) **9R Burlake, LLC:** Conceptual Review for a cluster subdivision to be located on the property at 120 Gay Hill Road Uncasville, Ct As shown on Assessor's Map 23 Lot 3. Commissioner Siragusa provided the Chairman with a Conflict of interest form (attached hereto) and left the room. Staff review was read and distributed to the Commission. Discussion was held. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER MASTRANDREA** as follows: A Motion to approve Conceptual Review for a cluster subdivision to be located on the property at 120 Gay Hill Road Uncasville, Ct As shown on Assessor's Map 23 Lot 3, with comments back (to the applicant) on five (5) items that require additional review. 1. Cul-de-sac issues regarding 1000' 2. Water supply concerns and issues. 3. Drainage, drainage basins, ownership and wetlands issues across the entire property. 4. The sightline issue. 5. Traffic issue and timing of traffic issue coupled with the emergency access - Swanty Johnson to Monahan Drive.

Roll call vote as follows: In favor: Commissioners Baron, Desjardins, Marcus, Mastrandrea, Polhemus, and Toner. (6) Opposed: none. (0) Abstain: (out of the meeting room) Commissioner Siragusa (1) 6-0-1 **MOTION CARRIED.**

Commissioner Siragusa returned to the meeting room.

- b) **Labossiere Builders LLC:** A request for the release of the Erosion and Sedimentation Bond #S-265649, on the property located at 1985 & 2005 Norwich-New London Turnpike, (Route 32) and 12 Occum Lane, Uncasville, Ct. As shown on Assessor's Map 99 Lots 58, 59, & 60 (CVS) in the amount of \$2,000.00. A **MOTION** was made to by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** as follows: A **MOTION** to **APPROVE Labossiere Builders LLC:** A request for the release of the Erosion and Sedimentation Bond #S-265649, on the property located at 1985 & 2005 Norwich-New London Turnpike, (Route 32) and 12 Occum Lane, Uncasville, Ct. As shown on Assessor's Map 99 Lots 58, 59, & 60 (CVS) in the amount of \$2,000.00. Voice vote. 7-0 All in favor. **MOTION**

CARRIED.

2. Not Ready For Action:

- 9. Communications: Staff:** Staff received no correspondence this month, but distributed her foreclosure report to the Commission. Discussion was held. Application for the Trails Grant was also discussed. Chairman Marcus informed the Commission of the following: 1. Notice of FOI/ CCM seminar. 2. Letter, which he had available for the Commissioners to read, relative to the Gay Hill Road subdivision which questioned the amount of water available in the area.

10. Minutes:

- a.) Acceptance of the minutes from the Regular meeting of May 26, 2009. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER POLHEMUS** to **APPROVE** the minutes. Voice vote. 7-0 **MOTION CARRIED.**

11. New Business:

- 1. Non-Action items:** none

12. Zoning Issues:

- 2. Non-Action Items:** none
3. Zoning Officer's Report. none

13. Other business to come before the Commission:

- a)** Plan of Conservation and Development. Staff informed the Commission of the status of the various sections. Discussion was held.

14. Adjourn: The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Judy A. LaRose
Recording Secretary

AN AUDIO RECORD OF THE MEETING IS ON FILE IN THE MONTVILLE TOWN CLERK'S OFFICE