

**Town of Montville**  
Planning and Zoning Commission  
310 Norwich New London Turnpike  
Uncasville, Ct 06382

**Meeting Minutes of**  
Tuesday February 25, 2020

1. Call to Order: Commissioner Pieniadz called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance: All rose to salute the flag.
3. Roll Call:  
Present were Commissioners Pieniadz, Desjardins, Siragusa, Duchesneau, Estelle, Toner, Pike and Longton. Also present was Assistant Planner Colleen Bezanson.
4. Executive Session: None
5. Public / Application: None
6. Old Business:
7. New Business:
  - a. (220 SUB 1) **Owner/Applicant Sunmar/RAF Builders, LLC:** Application for 2 Lot Subdivision located at 13-15 Dock Road (Map 70 Lot 101-1) Staff read staff report. Discussion held.

A MOTION was made by COMMISSIONER DUCHESNEAU and seconded by COMMISSIONER DESJARDINS and finds that the subdivision plan meets the requirements of Section 9 and 18 of the Zoning Regulations and the Subdivision Regulations and approves the application of Sunmar/RAF Builders LLC and the plan titled "Subdivision Plan Prepared For Sunmar/RAF Builders LLC Dock Road Montville CT, Prepared by Advanced Survey, LLC Pages 1-2 dated 2/7/2020"

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.
3. Prior to the signature of the Chairman the applicant shall submit digital data to the office as required by Section 3.9 of the Subdivision Regulations
4. 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.

Roll Call Vote ALL if Favor 8-0-0 **Motion carried**

8. Zoning Matters: None
9. Town Planner: None
10. Communications: None
11. Other Business: None

12. Minutes:

- a. Approval of January 28, 2020 minutes

A MOTION was made by COMMISSIONER LONGTON and seconded by COMMISSIONER TONER to accept the minutes of the January 28, 2020 meeting.

ALL in Favor 8-0-0 **Motion carried**

13. Adjourn:

Meeting adjourned 6:08 pm.

Respectfully submitted,

*Tiffany Williams*, Recording Secretary