

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
March 9, 2010

1. **Call to Order.** Chairman Marcus called the March 9, 2010 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, Ferrante, Polhemus, Siragusa, Marcus, Mastrandrea, and Toner. (8 regular members)
COMMISSION MEMBERS ABSENT: Commissioner Pieniadz (1 regular member)
STAFF PRESENT: Marcia A. Vlaun, Town Planner
4. **Executive Session:** none
5. **Public Hearings:** none
6. **New Business:**
 1. **Action Items:**
 - a.) **Cornerstone Baptist Church:** An application for a Special Permit for the construction of a building addition along with associated site work on the property located at 900 Route 163, Oakdale, CT As shown on Assessor's Map 46 Lot 2. A **MOTION** was made by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER DESJARDINS** to **SCHEDULE** the Public Hearing (on **Cornerstone Baptist Church**) for March 23, 2010. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**
 - b.) **Robert A. Milefski:** An application for a Zone Change from R-20 (Residential) to C-2 (Commercial) for the property located at 160 Raymond Hill Road, Uncasville, CT As shown on Assessor's Map 85 Lot 1. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER POLHEMUS** to **SCHEDULE** the Public Hearing (on Robert A. Milefski zone change application) for April 27, 2010. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**
 - c.) **Diamantini Construction, LLC/John Diamantini:** An application for a Site Plan Modification on the property located at 430 Chapel Hill Road, Oakdale, CT. As shown on Assessor's Map 35 lot 3. Staff report was given. Part of the existing building will be razed and a new addition will be put on to house a Sports Training Facility. Discussion was held. A **MOTION** was made to **APPROVE** Diamantini Construction, LLC/John Diamantini: An application for a Site Plan Modification on the property located at 430 Chapel Hill Road, Oakdale, CT As shown on Assessor's Map 35 lot 3

by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER MASTRANDREA**. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**

7. Action items:

8. Zoning Issues:

1. **Action items:** none

9. Old Business:

1. Action Items:

a) **NEHOC, LLC/B-T Tile & Carpet Company:** An application for a Site Plan Review and Coastal Area Management Application on the property located at 905 Route 32, Uncasville, CT As shown on Assessor's Map 83 Lot 29a. Discussion was held. Discussion was held. A **MOTION** was made to **APPROVE the CAM Review** by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER MASTRANDREA**. Discussion was held. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.** A **MOTION** was made to **APPROVE** the Site Plan Modification by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER MASTRANDREA**. Voice vote. 7-1-0 with Commissioner Baron voting in opposition. **MOTION CARRIED.**

b) **Woyasz Properties, LLC:** An application for a Site Plan Review for adaptive re-use of the former Jehovah Witness Kingdom Hall for a funeral home on the property located at 11 Jerome Road, Uncasville, CT As shown on Assessor's Map 73 Lot 14. Discussion was held. Attorney Harry Heller, representing the applicant, was on to address the Commission's concerns. A **MOTION** was made to **APPROVE** the site plan with the parking restrictions that there is no parking on the frontage of this property on Jerome Road so we will be approving the application for the site plan (**Woyasz Properties, LLC**) An application for a Site Plan Review for the re-use of the former Jehovah Witness Kingdom Hall for a funeral home on the property located at 11 Jerome Road, Uncasville, CT As shown on Assessor's Map 73 Lot 14 obviously with the caveat that there is absolutely no parking along Jerome Road for the funeral home by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER MASTRANDREA**. Voice vote. 8-0-0 All in favor. **MOTION CARRIED.**

2. Not Ready For Action:

a) **Halifax Realty, LLC:** An application for a Site Plan Review for the construction of a one story 7,200 sq. ft. retail/office building and related site improvements located on the property at 1951 & 1957 Route 32, Uncasville, CT As shown on Assessor's Map 99 Lots 69 & 70. A **MOTION** was made to **CONTINUE** by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER**. Voice vote. All in favor. 8-0-0 **MOTION CARRIED.**

10. Communications: none

11. Minutes:

- a) Acceptance of the minutes from the Regular meeting of February 23, 2010. A **MOTION** to **APPROVE** was made by **COMMISSIONER SIRAGUSA;**

SECONDED by **COMMISSIONER POLHEMUS.** Voice vote. 7-0-1 with
Commissioner Baron abstaining. **MOTION CARRIED.**

12. New Business:

1. Non-Action items: none

13. Zoning Issues:

2. Not Ready For Action: none

3. Zoning Officer's Report: none

14. Other business to come before the Commission:

15. Adjourn: The meeting adjourned at 7:25 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