

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
April 13, 2010

1. **Call to Order.** Chairman Marcus called the April 13, 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 Siragusa, Ferrante, Toner, Desjardins, Mastrandrea, Marcus, and Polhemus*. (7 regular members)
COMMISSION MEMBERS ABSENT: Commissioners Baron and Pieniadz. (2 regular members)
STAFF PRESENT: Marcia A. Vlaun, Town Planner, and Colleen Bezanson, Planner II, Wetlands Official.
***Commissioner Polhemus arrived at 7:01 p.m.**
4. **Executive Session:** none
5. **Public Hearings:**
 - a) **Town of Montville 2010 PLAN OF CONSERVATION AND DEVELOPMENT.** The Public Hearing was opened by Chairman Marcus at 7:02 p.m. **Staff:** A Power Point presentation was made by the Town Planner. A question and answer period followed. **Public:** The following residents spoke: Marge Gatheral of Carol Drive had a question on the future land use map and its effect on the zoning map, Richard Zawacki of Allison's Way had comments concerning the use of volunteers to work on proposed trails systems and Tiu Propfe of Riverview Road wondered why Riverview wasn't included as a scenic vista. The Commission took a break from 8:05 until 8:15 when the meeting was called back to order.
The following were entered into the record:
Staff Exhibits:
 1. Town of Montville 2010 Plan of Conservation and Development.
 2. Legal Notice for the Public hearing as published in the New London Day on April 2, 2010 and April 9, 2010.
 3. Plan Transmittal Letter to the Southeastern Connecticut Council of Governments Regional Planning Commission dated February 23, 2010 along with Certified Mailing Receipts and return comments from SCCOG dated March 17, 2010 stating that the Plan is in general conformance with both the State and Regional Plans of Conservation and Development.
 4. Plan Transmittal Letter to the State of Connecticut Department of Environmental Protection Office of Long Island Sound Programs dated March 5, 2010 along with

Certified Mailing Receipts and return comments from Kristal Kallenberg-Dorismond dated April 13, 2020 which were read into the record.

5. Plan Transmittal Letter to the State of Connecticut Department of Environmental Protection Commissioner dated March 5, 2010 along with Certified Mailing Receipts for the same.
6. Proof of Posting of the Plan on the Town Website on February 17, 2010 and Email notification from the Town Webmaster acknowledging posting of the Plan.
7. Town Clerk stamped copy of the Plan cover acknowledging receipt of the Plan on February 17, 2010.
8. Commission Meeting minutes from their meeting of February 23, 2010.
9. Commission Meeting minutes from their workshop meeting of January 19, 2010.

Public Exhibits:

1. Comments received from John Geary dated February 25, 2010.
 2. Comments received from Richard Zawacki via email dated March 8, 2010.
 3. Comments received from Howard Thomas via email dated April 12, 2010.
- Staff advised the Commission of technical revisions, including spelling and grammar revisions and corrections that were needed to the Plan prior to having it printed. Staff suggested May 15, 2010 as an effective date of the approved Plan. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED BY COMMISSIONER POLHEMUS to CLOSE the PUBLIC HEARING.** Voice vote. 7-0 All in favor. **MOTION CARRIED.**

6. New Business:

1. **Action Items:** none

7. Zoning Issues:

1. **Action items:** none

8. Old Business:

1. Action Items:

- 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. The Chairman advised that this matter has been withdrawn. No further action was necessary.

2. Not Ready For Action:

- a) **Robert Sachs, Trustee:** Conceptual Review for a cluster subdivision to be located on the property at 316 Chapel Hill Road, Oakdale, Ct As shown on Assessor's Map 35 Lot 1. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER MASTRANDREA** to either **EXTEND** or **CONTINUE Robert Sachs, Trustee:** Conceptual Review for a cluster subdivision to be located on the property at 316 Chapel Hill Road, Oakdale, Ct As shown on Assessor's Map 35 Lot 1. Voice vote. 7-0 All in favor. **MOTION CARRIED.**

9. **Communications:** Staff advised that we had received a letter of withdrawal on Halifax Realty, LLC (as previously noted). Staff distributed to the Commission a copy of the Mayor's proposed budget. Discussion was held.

10. Minutes:

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

COMMISSIONER DESJARDINS. Voice vote. 6-0-1 with Commissioner Siragusa abstaining. **MOTION CARRIED.**

11. New Business:

1. Non-Action items: none

12. Zoning Issues:

2. Not Ready For Action: none

3. Zoning Officer's Report: none

13. Other business to come before the Commission:

A **MOTION** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER MASTRANDREA** to **ADD** to the AGENDA as item 13.a. (Town of Montville) **2010 PLAN OF CONSERVATION AND DEVELOPMENT.** Voice vote. 7-0 All in favor. **MOTION CARRIED.**

A **MOTION** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER DESJARDINS** to **APPROVE** the (Town of Montville 2010) **PLAN OF CONSERVATION AND DEVELOPMENT** with an implementation date of **May 15, 2010** with the pending grammar and technical changes as noted. Roll call vote as follows: In favor: Commissioners Siragusa, Ferrante, Toner, Desjardins, Mastrandrea, Marcus, and Polhemus. Opposed: none Abstain: none. 7-0-0 All in favor. **MOTION CARRIED. Town of Montville 2010 PLAN OF CONSERVATION AND DEVELOPMENT is approved with an effective date of May 15, 2010.**

14. Adjourn: The meeting adjourned at 8:35 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