

**TOWN OF MONTVILLE**  
**PLANNING & ZONING COMMISSION**  
310 NORWICH NEW LONDON TPKE  
PHONE (860) 848-8549 Fax (860) 848-2354  
MEETING MINUTES  
December 14, 2010

1. **Call to Order.** Chairman Marcus called the December 14, 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, Marcus, Mastrandrea, Polhemus, Pieniadz, Siragusa and Toner. (9 regular members)  
**COMMISSION MEMBERS ABSENT:** none  
**STAFF PRESENT:** Marcia A. Vlaun, Town Planner and Thomas Sanders, Zoning Enforcement Officer.
4. **Executive Session:** The Commission (all 9 regular members) along with Attorney Ochsner and Staff entered into Executive Session at 7:02 p.m. They came out of Executive Session at 7:40 p.m. The Chairman advised that no votes were taken.
5. **New Business:**
  1. **Action items:**
    - a.) **9R Burlake, LLC:** A Bond reduction request in the amount of \$174,420.00 (45% of the original Bond Dime Bank Letter of Credit, \$387,600.00) leaving a balance of \$213,180.00. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED by COMMISSIONER SIRAGUSA** to **APPROVE** the Bond reduction request in the amount of \$174,420.00 (45% of the original Bond Dime Bank Letter of Credit, \$387,600.00) leaving a balance of \$213,180.00. Discussion was held. Voice vote. 9-0-0 **MOTION CARRIED.**
    - b.) **Robert and Dixie Meyer:** A request for a 90 day extension of the statutory filing deadline for the filing of mylars relative to the approved Resubdivision (2 lots) on the property located at 55 Fellows Road, Oakdale, CT As shown on Assessor's Map 37 Lot 21. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED by COMMISSIONER DESJARDINS** to **APPROVE** request for a 90 day extension of the statutory filing deadline for the filing of mylars relative to the approved Resubdivision (2 lots) on the property located at 55 Fellows Road, Oakdale, CT As shown on Assessor's Map 37 Lot 21. Discussion was held. Voice vote. All in favor. 9-0-0 **MOTION CARRIED.**
    - c.) **DBI-DFI, LLC:** An application for a Special Permit for a Baseball Training Facility to be located on the property at 179 Gallivan Lane, Uncasville, CT As shown on Assessor's Map 48 Lot 16. Discussion was held. Consensus of the Commission was that this was not a Special Permit issue, simply a Zoning Permit. No vote needed.

- d.) **Marion Stanavage:** A Zoning Permit application for the construction of a single family dwelling to be located on the property at 12 New York As shown on Assessor's Map 92 Lot 92. Staff advised that the applicant has withdrawn his application.
  - e.) **The Mohegan Tribe of Indians of Connecticut:** An application for a Special Permit for a fueling facility to be utilized by Mohegan Tribal Gaming Authority employees, tribal members and casino fleet vehicles located on the property at 16 Sandy Desert Road, Uncasville, CT As shown on Assessor's Map 128 Lot 63. Discussion was held. A **MOTION** was made by **COMMISSIONER BARON; SECONDED by COMMISSIONER DESJARDINS** to set the Public Hearing date for February 8, 2011. Discussion was held. Voice vote. All in favor. 9-0-0 **MOTION CARRIED.**
  - f.) **The Mohegan Tribe of Indians of Connecticut:** A Coastal Area Management application for a fueling facility to be utilized by Mohegan Tribal Gaming Authority employees, tribal members and casino fleet vehicles located on the property at 16 Sandy Desert Road, Uncasville, CT As shown on Assessor's Map 128 Lot 63. Discussion was held. Same as above – (Public Hearing to be held 2-8-11) both items will be heard together.
  - g.) **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. Staff advised that the applicant asked that this matter be continued. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED by COMMISSIONER DESJARDINS** to **CONTINUE.** Discussion was held. Voice vote. All in favor. 9-0-0 **MOTION CARRIED.**
6. **Public Hearings:** none
7. **Zoning Issues:**
- 1. **Action items:**
    - a.) Duane Skovinski/Lisa Smith: An application for a Home Occupation Permit for a window tinting business located on the property at 1063 Old Colchester Road, Oakdale, CT As shown on Assessor's Map 37 Lot 5-1. The Commission had questions for the applicant along with concerns about the large sign that he has proposed and the number of home occupations at this address. A letter will be sent to the applicant. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED by COMMISSIONER DESJARDINS** to **CONTINUE.** Discussion was held. Voice vote. All in favor. 9-0-0 **MOTION CARRIED.**
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. Staff report dated 11/9/10 was entered into the record. Staff advised that sealed and signed plans were on file with the original application. Discussion was held. Bob Schuch of Boundaries, LLC representing Halifax Realty, made a presentation to the Commission. Discussion was held. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED by COMMISSIONER DESJARDINS** to **APPROVE** item 8.1.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 with the following conditions:

1. The applicant shall stabilize the vegetated slopes steeper than 3:1 (3 horizontal to 1 vertical) with an erosion control blanket.
2. The Applicant will hire a Structural/Geotechnical Engineer who will monitor and inspect the construction of the retaining walls and, upon completion, certify to their acceptability and conformance with the required design.
3. The Applicant's Engineer will monitor the construction of the infiltration system and embankments, and upon completion certify to their acceptability and conformance with the required design.
4. A \$2,000 erosion and sediment control bond shall be posted prior to the start of construction.
5. The Zoning Enforcement Officer shall be notified 48 hours in advance of the start of construction.

**Roll call vote as follows: In favor:** Commissioners Baron, Desjardins, Ferrante, Marcus, Mastrandrea, Polhemus, Pieniadz, Siragusa and Toner. **Opposed:** None. All in favor. 9-0-0 **MOTION CARRIED**

**2. Not Ready For Action:** none

**9. Communications:** none.

**10. Minutes:**

- a.) Acceptance of the minutes from the Regular meeting of October 12, 2010. A **MOTION to ACCEPT** (the minutes) was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. All in favor. 9-0-0 **MOTION CARRIED**.
- b.) Acceptance of the minutes from the Special meeting of November 18, 2010. A **MOTION to ACCEPT** (the minutes) was made by **COMMISSIONER BARON; SECONDED** by **COMMISSIONER PIENIADZ**. Voice vote. 7-0-2 with Commissioners Ferrante and Toner abstaining. **MOTION CARRIED**.

**11. New Business:**

**2. Not Ready For Action:**

**12. Zoning Issues:**

**2. Not Ready For Action:** none

**3. Zoning Officer's Report:** Report was distributed to the Commission. Discussion was held.

**13. Other business to come before the Commission:**

- a.) Election of Officers. Discussion was held. The Secretary cast one vote for the current three officers to remain for another year. Slate of Officers is as follows:

Chairman: Alan Marcus

Vice-Chairman: Bart Ferrante

Secretary: William Pieniadz

b.) Approval of 2011 meeting calendar. A **MOTION** was made by **COMMISSIONER SIRAGUSA; SECONDED** by **COMMISSIONER FERRANTE** to **APPROVE** the calendar as attached. Voice vote. 9-0-0 All in favor. **MOTION CARRIED.**

**14. Adjourn:** The meeting adjourned at 8:30 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

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**PLANNING & ZONING COMMISSION**

310 NORWICH NEW LONDON TPKE  
UNCASVILLE, CT. 06382  
PHONE (860) 848-8549 Fax (860) 848-2354

LOCATION:  
MONTVILLE TOWN HALL  
COUNCIL CHAMBERS  
310 Norwich-New London Turnpike,  
Uncasville, Connecticut

**MEETING DATES 2011**

<u>Meeting date</u>	<u>Time</u>
Tuesday, January 11, 2011	7:00 pm
Tuesday, January 25, 2011	7:00 pm
Tuesday, February 8, 2011	7:00 pm
Tuesday, February 22, 2011	7:00 pm
Tuesday, March 8, 2011	7:00 pm
Tuesday, March 22, 2011	7:00 pm
Tuesday, April 12, 2011	7:00 pm
Tuesday, April 26, 2011	7:00 pm
Tuesday, May 10, 2011	7:00 pm
Tuesday, May 24, 2011	7:00 pm
Tuesday, June 14, 2011	7:00 pm
Tuesday, June 28 2011	7:00 pm
Tuesday, July 26, 2011	7:00 pm
Tuesday, August 23, 2011	7:00 pm
Tuesday, September 13, 2011	7:00 pm
Tuesday, September 27, 2011	7:00 pm
Tuesday, October 11, 2011	7:00 pm
Tuesday, October 25, 2011	7:00 pm
Tuesday, November 8, 2011	7:00 pm
Tuesday, December 13, 2011	7:00 pm