

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
June 28, 2011

1. **Call to Order.** Chairman Marcus called the June 28, 2011 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 Desjardins, Marcus, Mastrandrea, Polhemus, and Siragusa. (5 regular members)
COMMISSION MEMBERS ABSENT: Commissioners Baron, Ferrante, Pieniadz, and Toner. (4 regular members)
STAFF PRESENT: Thomas Sanders, Zoning Enforcement Officer.
4. **Executive Session:** For discussion of litigation (Town of Montville Planning & Zoning Commission, et al v. Richard M. Wood and Katherine J. Wood - Docket #CV10-6004551-S). The Commission, along with Tom Sanders and Attorney Beth Critton entered Executive Session at 7:05 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.) **Walter Lynick, Michael Lynick & John Lynick, Jr.:** An application for a two lot subdivision on the property located at 97 Jerome Road, Montville CT As shown on Assessor's Map 10 Lot 4. Staff advised that this item was not ready to go forward. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER SIRAGUSA** to **CONTINUE**. Voice vote. 5-0-0 All in favor. **MOTION CARRIED.**
6. **Public Hearings:** none
7. **Zoning Issues:**
 1. **Action items:** Zoning issues discussed with the Commission and Staff included the following: E&S Bond release on 23 Fawn's View. Staff advised that the builder never established the lawn and the property owner now wants us to call the bond. Issues involved are bankruptcy of the builder and responsibility of putting the lawn in. Discussion was held. Town Attorney will have to be contacted for advice. Next issue was a complaint received regarding KT Towers Cook Drive. Application was recently approved for removal & replacement of a 170' tower. Neighbor advises that it is a 130.9' tower. Discussion was held. An initial inquiry will be sent. Next issue: Brycki C&D order sent by Attorney Ranelli. No response has been received from the property owner. Discussion was held. Attorney Ranelli will be contact for further direction. Discussion was held on various matters including violations due to chickens, goats and box trailers.

8. **Old Business: Action Items:** none
 2. **Not Ready For Action:** none
9. **Communications:** none
10. **Minutes:**
 - a.) Acceptance of the minutes from the Regular meeting of June 14, 2011 with a correction to the date in the 1st paragraph (from May 10 to June 14). A **MOTION to APPROVE** (the minutes) was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER SIRAGUSA**. Voice vote.5-0-0. **MOTION CARRIED.**
11. **New Business:** none
 2. **Not Ready For Action:** none
12. **Zoning Issues:**
 2. **Non-Action Items:** none
 3. **Zoning Officer's Report:**
13. **Other business to come before the Commission:**
14. **Adjourn:** The meeting adjourned at 8:00 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.