

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
January 10, 2012**

1. **Call to Order.** Chairman Pieniadz called the January 10, 2012 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, Ferrante, Katske, Mastrandrea, Pieniadz, Polhemus, Siragusa and Toner. (8 regular members)
COMMISSION MEMBERS ABSENT: none.
STAFF PRESENT: Colleen Bezanson, Inland Wetlands Officer/Planner II and Thomas Sanders, Zoning Enforcement Officer/Assistant Planner.
4. **Executive Session:** none
5. **New Business:**
 1. **Action items:**
 - a.) **NEHOC, LLC/Steve Cohen:** An application for Site Plan Review and a Coastal Area Management Application for a warehouse addition on the property located at 905 Route 32, Uncasville, CT As shown on Assessor's Map 83 Lot 29a. Planner II informed the Commission of the history of the property, previous approvals granted by the Commission, along with information on the applications that they have before them. Discussion was held. A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** as follows: A **MOTION** to **APPROVE** the **Coastal Area Management** application of NEHOC, LLC/Steve Cohen for a warehouse addition on the property located at 905 Route 32, Uncasville, CT As shown on Assessor's Map 83 Lot 29a. The Commission finds that the construction and use of the proposed addition will not adversely impact any coastal resources located adjacent to the project site as delineated on the Coastal Resources Map. Roll call vote. In favor: Commissioners Desjardins, Ferrante, Katske, Mastrandrea, Pieniadz, Polhemus, Siragusa and Toner. (8 regular members) Opposed: none. All in favor. **8-0-0 MOTION CARRIED.** A **MOTION** was made by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS** as follows: to A **MOTION** to **APPROVE** the **Site Plan** application of NEHOC, LLC/Steve Cohen for a warehouse addition on the property located at 905 Route 32, Uncasville, CT As shown on Assessor's Map 83 Lot 29a. Roll call vote. In favor: Commissioners Desjardins, Ferrante, Katske, Mastrandrea, Pieniadz, Polhemus, Siragusa and Toner. (8 regular members) Opposed: none. All in favor. **8-0-0 MOTION CARRIED.**

- b.) **Estate of James A. Hill / Richard C. Cullen:** An application for Site Plan Review for a Commercial accessory structure in excess of 1,000 sq. ft. on the property located at 1605 Route 85, Montville, CT As shown on Assessor's Map 5 Lot 15a. Staff advised that the applicant has requested that we continue this matter until the next meeting. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** to **CONTINUE**. Voice vote. 8-0-0 **MOTION CARRIED.**
6. **Public Hearings:**
- a.) **Beech Hill Partners, LLC and Bruce Williams / LegacyAssociates, LLC:** A Special Permit application for the construction of a two family home on the property located at 3 Waters Drive, Montville, CT As shown on Assessor's Map 90 Lot 84-1. The Public Hearing was opened by Chairman Pieniadz. Staff advised that revised plans are awaiting review by the Town Engineer. Chairman Pieniadz asked if anybody from the Public was there to speak either in favor or against. No one came forward. A **MOTION** was made to **CONTINUE** (the Public Hearing) until 1-24-12 by **COMMISSIONER Polhemus; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. 8-0-0 **All in favor. MOTION CARRIED.**
- b.) **Beech Hill Partners, LLC and Bruce Williams /LegacyAssociates, LLC:** A Special Permit application for the construction of a two family home on the property located at 12 Waters Drive, Montville, CT As shown on Assessor's Map 90 Lot 84-12. Staff advised that revised plans are awaiting review by the Town Engineer. The Public Hearing was opened by Chairman Pieniadz. Staff advised that revised plans are awaiting review by the Town Engineer. Chairman Pieniadz asked if anybody from the Public was there to speak either in favor or against. No one came forward. A **MOTION** was made to **CONTINUE** (the Public Hearing) until 1-24-12 by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER**. Voice vote. 8-0-0 **All in favor. MOTION CARRIED.**
7. **Zoning Issues:** none
1. **Action items:**
8. **Old Business:**
1. **Action Items:**
- a.) **§8-24 Review:** For acceptance of the following road in the Fawns View Subdivision: Fawns Meadow Road and; i.) To release the balance of the Performance Bond from the Town of Montville, which was posted in the original amount of \$393,175.00, which was reduced by 45% (\$176,928.00 down to \$216,247.00) on September 25, 2007, to be effective upon the date of the road acceptance by the Montville Town Council and; ii.)To require the posting of a One (1) year Maintenance Bond effective upon the date of the road acceptance by the Montville Town Council, in the amount of \$39,317.50 (10% of the original Bond amount of \$393,175.00). Staff advised that this item is not ready. A **MOTION** was made to **CONTINUE** to the next meeting 1-24-12 by **COMMISSIONER TONER; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. 8-0-0 **All in favor. MOTION CARRIED.**
2. **Not Ready For Action:** none
9. **Communications:** Staff: Staff advised that we had received the following: a letter from the Town of Ledyard regarding regulation changes on open space and memos from the Town Council regarding the appointment of Commissioner Katske and Commissioner Baron's

resignation.

10. Minutes:

- a.) Acceptance of the minutes from the Special meeting of November 29, 2011. A **MOTION** to **ACCEPT** (approve the minutes) was made by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. 7-0-1 with Commissioner Ferrante abstaining. **MOTION CARRIED.**

11. New Business:

- 2. Not Ready For Action:**

12. Zoning Issues:

- 2. Non-Action Items:** none

- 3. Zoning Officer's Report:** The Zoning Enforcement Officer informed the Commission of a few zoning issues including the Sachs property on Chapel Hill Road issue and the Ziemski complaint. Discussion was held.

13. Other business to come before the Commission:

- 14. 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.**