

**TOWN OF MONTVILLE  
PLANNING & ZONING COMMISSION**

310 NORWICH NEW LONDON TPKE.  
UNCASVILLE, CT. 06382  
PHONE (860) 848-8549 x379 Fax (860) 848-2354

**MEETING AGENDA**

**Tuesday, January 24, 2012 7:00 p.m.**

LOCATION: TOWN HALL – Council Chambers

1. **Call to order.**
2. **Pledge of Allegiance.**
3. **Roll call and seating of Alternates:**
4. **Executive Session:** none
5. **New Business:**
  1. **Action items:**
    - a.) **John Eoanou and Harry B. Heller:** An application for a Text Amendment to the Zoning Regulations to Add to Section 11.A.2 as a permitted use in the C-2 Zoning District , Subsection "11.A.2.13 Residential, Apartment/Condominium Units on Levels Above the Primary First Floor Retail/Business/Office Use".
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.
  - 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.
7. **Zoning Issues:**
  1. **Action items:**
8. **Old Business:**
  1. **Action Items:**
    - a.) **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.
    - b.) **§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).
  2. **Not Ready For Action:**
9. **Communications:**
10. **Minutes:**
  - a.) Acceptance of the minutes from the meeting of January 10, 2012.
11. **New Business:**
  2. **Not ready for action:**
12. **Zoning Issues:**
  2. **Non-Action Items:**
  3. **Zoning Officer's Report**
13. **Other business to come before the Commission:**
14. **Adjourn:**

**NOTE:** NO NEW BUSINESS WILL BE DISCUSSED AFTER 10:30 P.M. AND ALL COMMISSION BUSINESS WILL CEASE AT 11:00 P.M. ANY UNFINISHED BUSINESS WILL BE CONTINUED TO THE NEXT MEETING.