

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE
PHONE (860) 848-8549 Fax (860) 848-2354
MEETING MINUTES
January 24, 2012**

1. **Call to Order.** Chairman Pieniadz called the January 24, 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, Katske, Mastrandrea, Pieniadz, Siragusa and Toner. (6 regular members)
COMMISSION MEMBERS ABSENT: Commissioners Ferrante and Polhemus. (2 regular members)
STAFF PRESENT: Thomas Sanders, Zoning Enforcement Officer/Assistant Planner.
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". A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER** to **SET A PUBLIC HEARING** date for 2/28/12. Voice vote. All in favor. 6-0-0 **MOTION CARRIED.**
6. **Public Hearings:**
 - a.) **Beech Hill Partners, LLC and Bruce Williams / Legacy Associates, 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. (see below – item # 6.b)
 - b.) **Beech Hill Partners, LLC and Bruce Williams /Legacy Associates, 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. A **MOTION** was made to **CONTINUE** (the Public Hearings) on items **6.a** Beech Hill Partners, LLC and Bruce Williams / Legacy Associates, 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 and **6.b** Beech Hill Partners, LLC and Bruce Williams /Legacy Associates, 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 by

COMMISSIONER TONER; SECONDED by COMMISSIONER DESJARDINS.
Voice vote. 6-0-0 All in favor. **MOTION CARRIED.**

7. Zoning Issues: none

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. Staff Report was distributed to the Commission. Discussion was held. A **MOTION** was made by **COMMISSIONER DESJARDINS; SECONDED by COMMISSIONER TONER** to **APPROVE** the site plan application of the Estate of James A. Hill / Richard C. Cullen 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. Voice vote. 6-0-0 **MOTION CARRIED.**

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). Road acceptance checklist was provided to the Commission along with letters from the Town Attorney and Town Engineer. Discussion was held. A **MOTION** was made by **COMMISSIONER TONER; SECONDED by COMMISSIONER DESJARDINS** as follows: **PROVIDE A FAVORABLE §8-24 REVIEW** as follows: to **ACCEPT** the following road in the Fawns View Resubdivision: Fawns Meadow Road; i.) that the Certificate of Title be updated to reflect the Town Attorney's recommendations prior to the deed being recorded ii.) To release the balance of the Performance Bond from the Town of Montville, posted in the amount of \$393,175.00 which was reduce 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; iii.) 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) as recommended by the Town Engineer. Voice vote. 6-0-0 All in favor. **MOTION CARRIED.**

2. Not Ready For Action: none

9. Communications: Staff advised that he had sent a letter to Mr. Zemske in response to his recent complaint and he read it to the Commission. Discussion was held.

10. Minutes:

a.) Acceptance of the minutes from the regular meeting of January 10, 2012. A **MOTION** to **ACCEPT** (approve the minutes) was made by **COMMISSIONER SIRAGUSA; SECONDED by COMMISSIONER DESJARDINS.** Voice vote. 6-0-0 **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 distributed his report to the Commission.
- 13. Other business to come before the Commission:**

Commissioner Siragusa inquired if the Planning Office was still tracking foreclosures as he would like for a copy of the report for the next meeting.
- 14. Adjourn:** The meeting adjourned at 7:28 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.**