

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE.
UNCASVILLE, CT. 06382
PHONE (860) 848-8549 x379 Fax (860) 848-2354

MEETING MINUTES

Tuesday, October 14, 2014 7:00 p.m.

LOCATION: TOWN HALL – Council Chambers

1. **Call to order.** Chairman Pieniadz call the October 14, 2014 meeting of the Montville Planning and 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 Siragusa, Ferrante, Pieniadz, Desjardins, Hillsberg, Toner and alternate Bolles (seated for Yeitz). **COMMISSION MEMBERS ABSENT:** Polhemus and Yeitz. **STAFF PRESENT:** Tom Sanders, Zoning Officer and Colleen Bezanson, Planner II.
4. **Executive Session:**
5. **New Business:**
 - a.) **Bruce Duchesneau:** A Zone Change application for the following parcels from R40 to R20: 3, 7, 11, 15, 21 ,25, 29, 33, 37, and 41 Carol Drive in addition to 45, 55, and 59 Sharp Hill Rd., Uncasville, Ct. As shown on the Assessor's Map 23 lots 51 thru 64 . **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER to Set the Public Hearing date for November 18, 2014. Voice Vote All in Favor 7-0-0. **MOTION CARRIED.**
6. **Public Hearings: NONE**
7. **Old Business:**
 - a.) **Hershey Hospitality Corp:** An application for site plan review on the property located at 254 Route 32, Montville, Ct. As shown on Assessor's Map 69 Lot 65. **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER TONER to CONTINUE this item to the next meeting. Voice Vote All in Favor 7-0-0. **MOTION CARRIED.**
8. **Zoning Matters:**
 - a.) **Fred and Judith Lathrop:** A Zoning Permit for the construction of a 28 x 36 3 bay garage on the property located at 1239 Route 163, Oakdale, Ct. A shown on Assessor's Map 52 Lot 35. The Zoning Officer indicated that this garage met all the setbacks for the zone and would not adversely impact any other residence. **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER TONER to approve the Zoning Permit. Voice Vote All in Favor 6-0-0. **MOTION CARRIED.**
 - b.) **Steve and Judy Biltcliffe:** A Zoning Permit for the construction of a 30 x 50 2 story garage on the property located at 27 Maiville Dr. Oakdale, Ct. As shown on Assessor's Map 11 Lot 37. The Zoning Officer explained that the garage has already been constructed because a building permit was issued without the signatures of other departments. All other departments have been contacted and are helping to resolve the matter. The building meets the setbacks for the zone. **MOTION** was made by COMMISSIONER HILLSBERG and seconded by

COMMISSIONER TONER to approve the Zoning Permit for the existing 30 x 50 accessory structure, restricted to residential use. Voice Vote All in Favor 6-0-0.

MOTION CARRIED

c.) The Zoning officer indicated that he had received more complaints about Chickens this month and that he was looking into it

9. Communications:

a.) Letters from Mayor to the Office of the State Traffic Administration and Close, Jensen and Miller (Tribal Traffic Consultants) indicating that he agreed with the traffic study done for the expansions proposed by the Mohegan Tribe. COMMISSIONER SIRAGUSA stated that there were many concerns from people about the traffic in the area and the Mayor did not seem to care about those issues. He also stated that he thought it was nice of the Governor to come down and dedicated the restaurant because it will probably destroy the restaurants that we already have.

10. Minutes:

a.) Acceptance of the minutes from the meeting of September 23, 2014. **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER HILLSBERG to APPROVE the minutes of the September 23, 2014 meeting. Voice Vote All in Favor 5-0-2. **MOTION CARRIED.** COMMISSIONERS TONER and SIRAGUSA ABSTAINED

11. Other business to come before the Commission: COMMISSIONER HILLSBERG stated that there was a large party with over 400 people last weekend on Gutterman Rd. There were loud bands and people were paying to park on abutting properties. Tents were set up for overnight stays and there were numerous bon fires. He voiced his concern to numerous Town Departments, including the Police and Mayor, but no one seemed to have jurisdiction over the matter. He indicated that Planning and Zoning should have jurisdiction. COMMISSIONER PIENIADZ indicated that there were no Zoning Regulations that governed large parties. Discussion was held. COUNCILOR LONGTON stated that (2) 8-24's were going to the Town Council this month.

12. Adjourn: Commission adjourned at 7:30 p.m

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.