

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 NORWICH NEW LONDON TPKE.
UNCASVILLE, CT 06382
PHONE (860) 848-8549 Ext. 379 Fax (860) 848-2354
MEETING MINUTES
Tuesday, September 22, 2015 7:00 p.m.
LOCATION: TOWN HALL – Council Chambers

1. **Call to order.** Chairman Ferrante opened September 22, 2105 meeting at 7:00 pm
2. **Pledge of Allegiance.** All rose to pledge the flag.
3. **Roll call and seating of Alternates: COMMISSION MEMBERS PRESENT:** Commissioners Yeitz, Siragusa, Ferrante, Desjardins, and Bolles. **COMMISSION MEMBER ABSENT:** Toner, Hillsberg, Polhemus and Pieniadz. **STAFF PRESENT:** Colleen Bezanson, Assistant Town Planner.
4. **Executive Session:** None
5. **New Business:**
 - a.) **Advanced Associates, LLC:** An application for the construction of a 10,000 sf building on the property located at 410-412 Maple Avenue, Uncasville, CT. As shown on Assessor's Map 31 Lots 2A & 2-0A0. Staff gave a description of the project. Attorney Harry Heller, applicant's representative, explained to the commission the concept of the "Flex Space". Discussion held. A **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER SIRAGUSA to approve the application based on the plan titled " Site Development Plan Prepared for Advanced Associates, LLC 410-412 Maple Ave Montville, Ct. Prepared by Advanced Surveys, LLC revised to September 2015." with the following CONDITIONS:
 1. The ZEO must be contacted 24 hours prior to start of construction.
 2. An E&S Bond in the amount of \$2,000.00 must be posted prior to the issuance of a Zoning Permit.
 3. The comments in the attached Town Engineer's letter dated September 21, 2015 must be addressed.
 4. Based on the report from the Inland Wetlands Commission; the applicant shall comply with the Inland Wetland Permit #215 IWC 23.
 5. This permit is valid 5 years from the date of approval

Voice Vote 5-0-0. **MOTION CARRIED**

6. **Public Hearings:** None
7. **Old Business:** None
8. **Zoning Matters:** None
9. **Communications:**
 - a.) City of Norwich, Department of Planning regarding public hearing for adoption of new zoning regulations.

- b.) A letter form the Town Council Chairman requesting a member of the Commission to serve on Committee for the Community Center Building.

10. Minutes:

- a.) Acceptance of the minutes from the meeting of September 8, 2015. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to Approve the meeting minutes of the September 8, 2015 meeting. Voice Vote 5-0-0. **MOTION CARRIED**

11. Other business to come before the Commission: None

12. Adjourn: The meeting was adjourned at 7:13pm.

Respectfully submitted,

Michelle M. Giroux
Recording Secretary

AN AUDIO RECORD OF THE MEETING IS ON FILE IN THE MONTVILLE TOWN CLERK'S OFFICE