

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, October 13, 2015

1. **Call to order.** Chairman Pieniadz opened October 13, 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 Hillsberg, Polhemus, Pieniadz, Yeitz, Siragusa, Ferrante, Desjardins, and Bolles. COMMISSION MEMBER ABSENT: Toner. STAFF PRESENT: Colleen Bezanson, Assistant Town Planner.
4. **Executive Session:** None
5. **New Business:**
 - a) Doreen M. Mrowka; An application for a 3 bay automotive repair facility to be utilized in conjunction with B&D Auto Body for property located at 96 Route 163, Montville, CT As shown on Assessor's Map 73 Lot 55A. Chairman Pieniadz stated this application will be continued to the October 27, 2015 because it is still on the Inland Wetlands Commission agenda for October 15, 2015. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to continue this application to the October 27, 2015 Planning and Zoning meeting. Voice Vote 8-0-0. **MOTION CARRIED.**
 - b) Bruce R. Duchesneau; An application for a 7 lot resubdivision on property located at 47 Sharp Hill Road and the northerly terminus of Carol Drive, Uncasville, CT. As shown on Assessor's Map 23 Lot 63. Chairman Pieniadz stated this application is scheduled for a PUBLIC HEARING on October 27, 2015. A **MOTION** was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER HILLSBERG to schedule the public hearing to the October 27, 2015 Planning and Zoning meeting. Voice Vote 8-0-0. **MOTION CARRIED.**
 - c) §8-24; A request for an §8-24 Review for the conveyance of a 50 foot wide; 350' long strip of land running generally easterly and westerly at the northwesterly terminus of Carol Drive. Discussion was held A **MOTION** was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER POLHEMUS the Commission send a favorable review to the Town Council in regards to the conveyance and/or abandonment of the unimproved section of Carol Drive. The Commission determined the above mentioned section of the road will have no benefit to the Town. Discussion held. Voice Vote 8-0-0. **MOTION CARRIED.**
 - d) Gregg Fedus/Longshore Groton I, LLC and Carson & Gebel Enterprises, LLC.; An Application for Site Plan Review for an 18x100 addition to the Northeast side of the existing shopping center and site improvements on the property located at 601 Route 32, Uncasville, CT. As shown on Assessor's Map 79 Lot 17. Staff described project to the Commission. CHAIRMAN PIENIADZ informed the Commission they would need to vote on the Costal Area Management (CAM)

Application as well as the Site Plan. COMMISSIONER HILLSBERG made motion and COMMISSIONER DESJARDINS seconded to Approve the Application as read. Discussion held. Voice Vote 8-0-0. **MOTION CARRIED** COMMISSIONER HILLSBERG made the motion and COMMISSIONER DESJARDINS seconded the Commission Approve this site plan. This is a conditional approval. Each and every condition is an integral part of the Commission's decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void. The CONDITONS of approval are: The ZEO must be contacted 24 hours prior to start of construction. The applicant may re-file another application review. Discussion held. Voice Vote 8-0-0. **MOTION CARRIED WITH CONDITONS**

6. Public Hearings: None

7. Old Business: None

8. Zoning Matters: None

9. Communications:

- a.) A letter form SCCOG Chairman requesting a member of the P&Z Commission to serve on Committee for Community Center Building. COMMISSIONER DESJARDINS will serve as an alternate of which COMMISSIONER FERANTE will serve as representative.

10. Minutes:

- a.) Acceptance of the minutes from the meeting of September 22, 2015. A **MOTION** was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS to Approve the meeting minutes of the September 22, 2015 meeting. Voice Vote 8-0-0. **MOTION CARRIED**

11. Other business to come before the Commission: None

12. Adjourn: The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Michelle M. Giroux
Recording Secretary

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