

Town of Montville
Planning and Zoning Commission
310 Norwich New London Turnpike
Uncasville, Ct 06382

Meeting Minutes of
Tuesday December 11, 2018

1. Call to Order: Commissioner Pieniadz Called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance: All rose to salute the flag
3. Roll Call: Present were Commissioners Pieniadz, Desjardins, Estelle, Polhemus, Siragusa, Longton, Duchesneau and Hillsberg. Commissioner Toner was absent. Also present were Assistant Planner Colleen Bezanson and Zoning Officer Nancy Woodlock
4. Executive Session: None
5. Public / Application: None
6. Old Business:
 - a. 218SUB3-105 Cottage Road, Oakdale, CT. (Map 63 Lot 1) Owner/Applicant Saint Thomas More Endowment and Development Fund, Inc./Steven & Elisa Pierce- 3 Lot Subdivision

The Assistant Planner read the staff report and explained the subdivision. Discussion was held regarding the private drive easement that services other parcels and the easement that that will be required for the well and waterline on proposed lot 3 that belongs to 87A Cottage Rd.

A MOTION was made by COMMISSIONER HILLSBERG and seconded by COMMISSIONER DESJARDINS that The Commission finds that the subdivision plan meets the requirements of Section 6 of the Zoning Regulations and the Subdivision Regulations and approves the plan of Steven & Elisa Pierce titled "Subdivision Survey Prepared for Steven & Elisa Pierce Overall Boundary & Lot Layout 105 Cottage Road Montville, Ct. Prepared by Rob Hellstrom Land Surveying LLC. Pages 1-4 dated September 26, 2018 and revised to November 26, 2018."

This is a conditional approval. Each and every condition is an integral part of the Commission 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 applicant may re-file another application review. The conditions of approval are:

1. The ZEO must be contacted 24 hrs 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 for each lot.

3. Fix square footage for lot 3 to read 823,234.
4. This approval is valid for five (5) years from the date of approval. The applicant may request extensions for a period not exceeding ten (10) years from date of approval.

Roll call vote ALL in Favor 8-0-0 **Motion Carried**

7. New Business:

- a. **218SITE6- 325 & 329 Maple Ave, Uncasville, CT (Map 82 Lot 45 & 43)**
Owner/Applicant Rand Whitney Realty, LLC. Parking lot improvements

COMMISSIONER ESTELLE made a motion and seconded by COMMISSIONER SIRAGUSA to continue until the January 22, 2018 meeting as it is still being reviewed by staff.

Voice Vote ALL in Favor 8-0-0 **Motion carried**

8. Zoning Matters:

Zoning Enforcement Officer Nancy Woodlock read her report from December

9. Town Planner:

The Assistant Planner handed out a draft copy of the Proposed Revisions to the Subdivision Regulations to the Commission to review.

10. Communications: None

11. Other Business:

- a. Amend Rules and Procedures of the Planning and Zoning Commission, Article VII. Meetings Sec.1, New Schedule

COMMISSIONER DESJARDINS made a motion and COMMISSIONER HILLSBERG seconded to amend the Rules and Procedures of the Planning and Zoning Commission to Change Article VII. Meetings Section 1. to have the first sentence and second sentence read. "Regular meetings will be held on the fourth Tuesday of the month at 6:00 P.M. at the designated Town Meeting rooms. Except that during the months of November and December the Commission will meet the second Tuesday of each month." With the effective date being January 1, 2019.

ALL in Favor 8-0-0 **Motion Carried**

b. Election of Officers

COMMISSIONER SIRAGUSA made a motion and COMMISSIONER LONGTON seconded that the Planning and Zoning Commission keep the current slate of officers.

ALL in Favor 8-0-0 Motion Carried

12. Minutes:

COMMISSIONER LONGTON made a motion and seconded by COMMISSIONER SIRAGUSA to except the meeting minute from the November 13, 2018

Seven in Favor, One Abstention 7-0-1 Commissioner Pieniadz abstained -**Motion Carried**

13. Adjourn:

Meeting Adjourned 7:33 pm

Respectfully submitted,

Tiffany Williams, Recording Secretary