

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

Meeting Minutes of
Tuesday August 27, 2019

1. Call to Order: Commissioner Pieniadz called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance: All rose to salute the flag
3. Roll Call: Present were Commissioners Pieniadz, Toner, Siragusa, Duchesneau, Polhemus and Estelle. Commissioners Desjardins and Longton were absent. Also present was Zoning Enforcement Officer Nancy Woodlock.
4. Executive Session: None
5. Public / Application: None
6. Old Business:
 - a. **(219 SITE 15) Owner / Applicant Roger & Linda Phillips:** Site Plan application for mini-golf course and two cart tracks with accessory building for the property located at 1650 Route 85 (Map 11 Lot 2-A)

ZEO Nancy Woodlock read the staff report. There was no discussion.

A MOTION was made by COMMISSIONER TONER and seconded by COMMISSIONER SIRAGUSA and finds that the site plan meets the requirements of Section 11 and Section 17 of the Zoning Regulations and approves the plan and application of Roger and Linda Phillips as shown on the plan titled "Improvement Location & Topographic Survey "Site Development Plan" Prepared for Roger and Linda Phillips 1650 Route 85 Montville, Ct. Prepared by Boundaries LLC Page 1 of 1 dated July 2019 and revised to 7/30/19"

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 and a Zoning Permit must be filed for prior to 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. Change General Note Number 2 to read C2 Zone instead of C1 zone.
4. The building shall have smoke detectors tied into the main fire alarm system and will have 1 fire extinguisher. No fuel is to be stored in the building.

ALL in Favor 6-0-0 **Motion carried**

7. New Business: None

8. Zoning Matters:
 - a. Discussion of a violation on the property located at **555 Fire St (MAP 13 Lot 2-B)**
Nancy Woodlock gave a brief description and time line in regards to the potential violation and attempts made to resolve it with property owner. She then recommended the Cease & Desist be put on the Land Records to which the Commission agreed. The Commission would also like ZEO Ms. Woodlock look into what other legal options may be available to resolve the matter and report back with progress at the next meeting.
 - b. ZEO July-Aug Report
Nancy Woodlock briefly went over her report and asked the Commission if they have any questions feel free to contact her.
9. Town Planner: None
10. Communications: None
11. Other Business:
 - a. Councilor Wills Pike reported to the Commission on the Road Bonding Project. Drainage work is being done on Fitch Hill and Jerome Rd and along with Black Ash Rd the paving will start in September.
12. Minutes:
 - a. Approval of July 23, 2019 minutes
A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER TONER to accept the minutes of the July 23, 2019 meeting.

ALL Favor 6-0-0 Motion carried

13. Adjourn:

Meeting adjourned 6:21 pm.

Respectfully submitted,

Tiffany Williams, Recording Secretary