

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

**Meeting Minutes of**  
Tuesday June 23, 2020 Virtual Meeting

1. Call to Order: Commissioner Toner 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 Desjardins, Pike, Estelle, Siragusa, Longton, and Toner. Also present were Town Planner Marcia Vlaun and Assistant Planner Colleen Bezanson. Absent were Commissioners Pieniadz and Duchesneau
4. Executive Session: None
5. Public Hearing / Application: None
6. Old Business: None
7. New Business:
  - a. (220 SITE 5) Owner: Leemits Petroleum /Applicant Shanahi, Inc. 612 Route 82 (058-009-00A) A Site Plan Application for tank replacement, building addition and signs.

A MOTION was made by COMMISSIONER Desjardins and seconded by COMMISSIONER SIRAGUSA to continue this application until the July 28, 2020 meeting

Roll call vote ALL if FAVOR 6-0-0 **Motion Carried**

- b. (220 SUB 2) Owner: Jeannette C. Pieniadz / Applicant: JWR Associates 234 Simpson Lane (038-049-000). A Subdivision Application for a 9 Lot Subdivision with rear lots.

The Assistant Planner read the staff report into the record. Attorney Heller spoke on behalf of the applicant.

A MOTION was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER SIRAGUSA to waive Section 130D.2 of the Montville Road Standards and Improvement Details. The plan shows typical driveway aprons for the two common driveways which are appropriate for the site conditions.

Roll call vote ALL if FAVOR 6-0-0 **Motion Carried**

A MOTION was made by COMMISSIONER SIRAGUSA and seconded by COMMISSIONER DESJARDINS that the Commission finds the subdivision plan meets the requirements of Section 8 and Section 17 of the Zoning Regulations and the Subdivision Regulations and approves the application of JWR Associates and plan titled "Subdivision Plan Prepared for JWR Associates 234 Simpson Lane Montville, Ct Prepared by Advanced Surveys, LLC date November 2019 and revised to 4/20/2020.

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. Comments of the Uncas Health Review Letter date April 24, 2020 must be addressed prior to the issuance of a Zoning Permit
4. Prior to the signature of the Chairman the applicant shall submit digital data to the office as required by Section 3.9 of the Subdivision Regulations
5. The following will be submitted and approved by the Town Attorney prior to the endorsement of the plans:
  - a) Joint Driveway Easement and Maintenance Agreement JWR Associates Subdivision Lots 49-1,49-2 and 49-3
6. 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 if FAVOR 6-0-0 **Motion Carried**

8. Zoning Matters: None
9. Town Planner: None
10. Communications: None
11. Other Business: None

12. Minutes:

A Motion was made by COMMISSIONER DESJARDINS and seconded by COMMISSIONER SIRAGUSA to accept the meeting minutes of the May 26, 2020 meeting.

Roll call vote ALL if FAVOR 6-0-0 **Motion carried**

13. Adjourn: 6:22

Respectfully submitted,

*Tiffany Williams, Recording Secretary*