

**TOWN OF MONTVILLE  
PLANNING & ZONING COMMISSION  
310 NORWICH NEW LONDON TPKE  
PHONE (860) 848-8549 Fax (860) 848-2354  
MEETING MINUTES  
September 22, 2009**

1. **Call to Order.** Chairman Marcus called the September 22, 2009 meeting of the Montville Planning & Zoning Commission to order at 7:00 p.m. in the Town Council Chambers.
2. **Pledge of Allegiance.** All rose and pledged the flag.
3. **Roll call and seating of Alternates:**  
**COMMISSION MEMBERS PRESENT:** Commissioners Desjardins, Marcus, Mastrandrea, Pieniadz, Polhemus, Siragusa, and Toner. (8 regular members)  
**COMMISSION MEMBERS ABSENT:** Commissioners Baron (1 regular member)  
**STAFF PRESENT:** Marcia A. Vlaun, Planning Director and Zoning Enforcement Officer, Thomas Sanders.
4. **Executive Session:** For discussion of litigation (Town of Montville Planning & Zoning Commission v. Kobyluck, et al - Docket #CV 05 4101342S). The Commission along with Attorney Ronald Ochsner, Marcia A. Vlaun, Planning Director and Zoning Enforcement Officer, Thomas Sanders entered into Executive Session at 7:02 p.m. and returned to the meeting room at 7:35 p.m. No votes were taken.
5. **Public Hearings:** none
6. **New Business:**
  1. **Action items:**
    - a.) **§8-24 Review:** A review to recommend the purchase the property located at 20 Connecticut Blvd. As shown on Assessor's Map 97 Lot 128. Staff report was read into the record. Staff informed the Commission that the Public Works Director was consulted and he also could see no value to be gained by purchasing the property. Discussion was held. A **MOTION** was made to send an **UNFAVORABLE RECOMMENDATION** to purchase this property (**§8-24 Review** to the Town Council) clarified – not a good idea to purchase the property located at 20 Connecticut Blvd. As shown on Assessor's Map 97 Lot 128 by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER DESJARDINS**. Voice vote. 8-0 All in favor. **MOTION CARRIED.**

- b.) **§8-24 Review:** A review to recommend the sale of a portion of the property located at 1887 Route 32 (PTA Lane). As shown on Assessor's Map 99 lot 89. Staff report was read into the record. Staff reminded the Commission that this parcel is a .53 acre portion of the parcel that was sold off to Bonner and had recently received a zone change approval from the Commission. Staff informed the Commission that the Public Works Director was consulted and agreed that would not be detrimental for the Town to sell off this portion of the lot as it has no strategic value to the Town. Discussion was held. A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER DESJARDINS** to send a **FAVORABLE RECOMMENDATION** (§8-24 Review) for the sale of a portion of the property located at 1887 Route 32 (PTA Lane). As shown on Assessor's Map 99 lot 89. Voice vote. 8-0 All in favor. **MOTION CARRIED.**

## 7. Zoning Issues:

### 1) Action items:

- a.) Village Apartments, Jerome Road – Certificate of Compliance. ZEO advised that a letter had been received from Attorney Casey of Robinson & Cole and Attorney Casey asked to address the Commission. Attorney Casey advised the Commission of issues that had arose since the last meeting including the concerns with the flood plain area. Attorney Casey asked that the Commission consider a request for a 12 day extension to the temporary COC. Norton Wheeler and Paul Biscutti of DiCesare-Bentley also addressed the Commission. Discussion was held. (Refer to the audio recording for more information)

A **MOTION** was made by **COMMISSIONER PIENIADZ; SECONDED** by **COMMISSIONER FERRANTE** as follows: A **MOTION** to **GRANT** them an extension that Mr. Casey requested (14 days, is that correct? 12 days, OK) of 12 days. Roll call vote as follows: In favor: Commissioners Ferrante, Marcus, Pieniadz, and Polhemus. Opposed: Commissioners Desjardins, Mastrandrea, Siragusa, and Toner. 4-4-0. **MOTION FAILED.**

## 8. Old Business:

### 2. Action Items:

### 3. Not Ready For Action:

- a) **Robert Sachs, Trustee:** Conceptual Review for a cluster subdivision to be located on the property at 316 Chapel Hill Road, Oakdale, Ct As shown on Assessor's Map 35 Lot 1. Staff advised that he and the Town Engineer visited the site today and some revisions are necessary. A **MOTION** was made to **CONTINUE** by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER TONER.** Voice vote. 8-0. **MOTION CARRIED.**
- b) **Cornerstone Baptist Church:** An application for Site Plan Review for the construction of an addition on the property located at 900 Route 163, Oakdale, CT. As shown on Assessor's Map 46 Lot 2. Staff advised that he had received a request for a 65 day extension from the applicant. A **MOTION** was made to **CONTINUE** (granting the extension) by **COMMISSIONER DESJARDINS; SECONDED** by **COMMISSIONER TONER.** Voice vote. 8-0. **MOTION CARRIED.** Discussion

was held regarding the traffic generating event that was to be held at Camp Oakdale this weekend and the issuance of permits for the same.

**9. Communications: Staff:** Staff informed the Commission of the receipt of a \$200,000.00 Steap Grant that she had applied for relative to the Community Center. Buttermilk Farms case was discussed and Staff advised the Commission that she has asked the Mayor to have the Town Attorney brief us on the ramifications, to not only this Commission, but to the Town. **Commission:** Chairman Marcus informed the Commission that he had received the following: Letter from Murtha, Cullanane, et al, re: CCM Convention, Town & City newsletter from CCM, Newsletter from the CT. School of Engineering, and an article from the New York Times that Commissioner Polhemus provided to him regarding the Montville blight ordinance.

**10. Minutes:**

a.) Acceptance of the minutes from the Regular meeting of September 8, 2009. A **MOTION** was made by **COMMISSIONER POLHEMUS; SECONDED** by **COMMISSIONER SIRAGUSA** to **ACCEPT** the minutes. Voice vote. 8-0 All in favor. **MOTION CARRIED.**

**11. New Business:**

**1. Non-Action items:**

**12. Zoning Issues:**

2. Non-Action Items: none

3. Zoning Officer's Report: none

**13. Other business to come before the Commission:**

a.) Plan of Conservation and Development. Draft Transportation section was distributed to the Commission. Discussion was held.

**14. Adjourn:** The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Judy A. LaRose  
Recording Secretary

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