

Comm. Stephen Gadowski, Comm. James Fortuna, Comm. George Lapidula, Comm. Andrew Rak, Comm. Carl Bolz, Comm. William Wilson, Comm. John Pieper, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Chw. Barbara Plum, Comm. John Voli, Comm. Stephen Shapiro, Mayor Domenique Thornton, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director, Wayne Bell, Zoning Enforcement Officer

STAFF

There were approximately seventy-five (75) members of the public. There is a word for word tape recording of the meeting on file and available in the Planning Office.

PUBLIC

Lawrence Buck commented on Item #3.2 procedures and requested tabling of Item #4.2 to deal with the matter. Ken Humphrey spoke in support of the Brock application. Eleanor Kelsey commented on the need for parking in the downtown area, and indicated that there was a foreclosure with regards to Item #4.2.

ITEM 2
DISCUSSION
WITH PUBLIC
ON ITEMS ON
AGENDA

Atty. Gorman, representing Tuttle Road Associates, was present. Robert Fusari submitted a summary of the engineering concerns. Mr. Fusari continued to address the public concerns at length and submitted multiple exhibits of the Riverbend development. Atty. Gorman continued regarding traffic, engineering concerns, and commented on the staff comments and the "expert opinions" by Mr. Anderson. From the public, D. Lone spoke in opposition of the representations made and previous development proposals. Lawrence McHugh, President of the Middlesex County Chamber of Commerce, spoke in support of Robert Fusari. R. Congelosi commented on what he was told when he acquired his property and on traffic safety. Lawrence Boyce commented on previous comments and representations as open space. M. Anderson read a prepared letter into the record. Colleen Head submitted a petition in opposition and continued regarding open space representations. Amy Piefer comments on traffic safety and the use of the hill for recreation. J. Almy comments on representations made by Robert Fusari. D. Head reminded the Commission that Police and Fire still have not signed off. The public asked the Commission to look at the area. Conrad Fulhart, the original owner of 3 Timothy Drive, indicated that the real estate agent represented that the area would remain as open space. M. Alize indicated it was told it would be open space. C. Lasoga is opposed due to traffic safety and blasting. G. Stumpo spoke in opposition. S. Nogay spoke in opposition. Rebuttal: Atty. Gorman commented on Mr. Anderson's

ITEM 2b.1
DENIED A PRO-
POSED THREE
(3) LOT RESUB-
DIVISION OF
PROPERTY LO-
CATED ON THE
SOUTH SIDE OF
TUTTLE ROAD
ADJACENT TO
MORNING GLORY
DRIVE IN THE
MEADOWS AT
RIVERBEND
SUBDIVISION

expert opinion and what discipline he practices in. He commented on the engineer-in-training and that a professional engineer has to sign off. Robert Fusari commented on Mr. Anderson's opinions and comments. The engineer indicates that the City Engineer was satisfied. M. Thompson commented on vernal pools. On motion and second by Comms. George Lapadula and James Fortuna the Commission closed the public hearing. Vote was unanimous. Comm. Carl Bolz questioned a continuance. William Warner and Salvatore Fazzino, Director of the Public Works Department, commented on the need to continue the public hearing. Salvatore Fazzino felt that what was presented works. A motion to grant final approval of a three (3) lot resubdivision of property located on the south side of Tuttle Road adjacent to Morning Glory Drive in The Meadows at Riverbend Subdivision was made by Comm. Andrew Rak and seconded by Comm. James Fortuna. Comm. Andrew Rak questioned William Warner on rear lots and special exceptions. William Warner responded on the intent of the regulations. Comm. Stephen Gadomski felt that Police and Fire had raised clear public safety concerns and, therefore, he can't support this. Comm. Carl Bolz spoke in support of Robert Fusari, feels the lots are usable enough and that they don't meet the minimum requirements. The motion was denied unanimously. Applicant/agent Tuttle Road Associates S2001-23

George Smilas explained the proposal, indicated that the two lots fully conform, and agreed with all comments. No one from the public spoke. On motion and second by Comms. William Wilson and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. William Wilson and James Fortuna the Commission granted final approval of a two (2) lot resubdivision of the property of Grace K. Harmon, Marion K. Seifert and Isabel K. Wimler located on the north side of Kelsey Street near the intersection with Arbutus Street adjacent to the Arbutus Plains Subdivision. Vote was unanimous. Applicant/agent George Smilas, P.E., L.S. S2001-26

Atty. Philip Karpel explained the proposal. Richard Brock explained his plans for the farm stand and the history of the farm. He indicated there was a need to preserve farmland, explained that there would be fresh fruits, vegetables, baked goods, jellies, jams, coffee etc., and indicated that this was a way to truly save

ITEM 2b.2
GRANTED FINAL
APPROVAL OF
A TWO LOT RE-
SUBDIVISION OF
THE PROPERTY
OF GRACE K.
HARMON, MARION
K. SEIFERT, AND
ISABEL K. WIMLER
LOCATED ON THE
NORTH SIDE OF
KELSEY STREET
NEAR THE INTER-
SECTION WITH
ARBUTUS STREET
ADJACENT TO THE
ARBUTUS PLAINS
SUBDIVISION

ITEM 2b.3
CONTINUED P.H.
FOR A PROPOSED
SPECIAL EXCEP-
TION FOR A FARM

an active farm by making it profitable. The Deputy Commissioner of Agriculture spoke in support and on the need to preserve farms in Connecticut. Dan Carter explained the proposed plan and agreed to all departmental comments. B. Hillson, a traffic engineer, explained the method, the level of service and on delays. He indicated that the sight distances were more than adequate, concluded that there is no need for off site improvements, and indicated that he had discussed the proposal with the Department of Transportation, that they had no objections, and that no Safety Traffic Commission permit was required. Atty. Philip Karpel questioned the adjusting counts from Lewis Farms and indicated that there is two-thirds more traffic on South Main Street. He indicated that the engineers estimated forty homes could be built on the site and the traffic engineer concluded that it would be comparable traffic wise. From the public, Ron Klattenberg spoke on the need to support farms. Lawrence McHugh spoke in support. B. Daniels of Daniels Farm spoke in support. Tony Guida of Guida's Farm spoke in support. Atty. Leonard Fosione represents the neighbors. A. Frankee, an appraiser, commented on property values, the character and concluded that the project will negatively impact property values. J. Messina is opposed and stated that this will impact property values and traffic safety. P. Carter has traffic concerns and left turning. K. Scirpo is opposed to the development and submitted a letter from a realtor indicating that depreciation would be 15-20%. L. Albrauth is concerned about traffic, indicated that there have been three deaths at this intersection in the past twenty years and that Lifestar lands on this site. J. Guida spoke in support. T. Hibbard spoke in support and hopes this will preserve the farm. V. Catrini was concerned about this property becoming residential and is in support of the farm market. On motion and second by Comms. George Lapadula and James Fortuna the Commission continued the public hearing for a proposed Special Exception for a farm market/green house to be located on the easterly side of South Main Street at the intersection with Brush Hill Road. Vote was unanimous. Applicant/agent Brock's Farm Market, LLC/ Conklin & Soroka, Inc. SE2001-9

MARKET/GREEN
HOUSE TO BE
LOCATED ON THE
EASTERLY SIDE OF
SOUTH MAIN
STREET AT THE
INTERSECTION
WITH BRUSH HILL
ROAD

Robin Caso Borent explained the proposal. T Jackowiak submitted a map. From the public, D. Sandler commented on the brook, the frontage on the back lot and had traffic concerns. Robin Caso Borent agreed to the Public Works comment. Discussion ensued on rear lots and site plans. On motion and second by Comms. George Lapadula and James Fortuna the Commission closed the public hearing. Vote was unanimous. A motion to grant final approval of a two lot resubdivision of the property of Robin Caso Borent and Greg Borent located on the east side of Chamberlain Road across from the intersection with Chauncey Road to be known as Valley Vista was made by Comm. Andrew Rak and seconded

ITEM 2b.4
GRANTED FINAL
APPROVAL OF A
TWO LOT RESUB-
DIVISION OF THE
PROPERTY OF
ROBIN CASO
BORENT AND GREG
BORENT LOCATED
ON THE EAST SIDE
OF CHAMBERLAIN

by Comm. George Lapidula. Comm. George Lapidula commented on catch basins and offered a friendly amendment that the Public Works comment be addressed. Comm. Andrew Rak commented on the abutters. The motion as amended passed unanimously. Applicant/agent Robin Caso Borent and Greg Borent S2002-2

ROAD ACROSS
FROM THE IN-
TERSECTION
WITH CHAUNCEY
ROAD TO BE
KNOWN AS VALLEY
VISTA

Pastor Richard Clegg explained the desire to open a small church and the need for a zone change. William Warner explained the amendment and had no objection. Comm. Andrew Rak questioned the zone change. On motion and second by Comms. George Lapidula and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. George Lapidula and William Wilson the Commission adopted a Zoning Code text amendment to modify Section 61.01.22A Non-Commercial uses to add the NPC zone with an effective date of March 15, 2002. Vote was unanimous. Applicant/agent Pastor Richard Clegg/I.B.B.C. Z2002-1

ITEM 2b.5
ADOPTED A ZONING
CODE TEXT AMEND-
MENT TO MODIFY
SECTION 61.01.22A
NON-COMMERCIAL
USES TO ADD THE
NPC ZONE WITH AN
EFFECTIVE DATE
OF MARCH 15, 2002

William Warner indicated that a new comment from the Water and Sewer Department was needed. On motion and second by Comms. George Lapidula and Carl Bolz the Commission tabled a request for release of the cash bond for The Woods at Westfield Hills Subdivision. Vote was unanimous. Applicant/agent Signature Homes Corporation/Kevin Daley, President S99-7

ITEM 3.1
TABLED A REQUEST
FOR RELEASE OF
THE CASH BOND
FOR THE WOODS AT
WESTFIELD HILLS
SUBDIVISION

William Warner commented. On motion and second by Comms. George Lapidula and Carl Bolz the Commission adopted a text amendment to Section 55.01 of the Zoning Code and Section 2.05 of the Subdivision Regulations Site Plan Review Approval Requirement with an effective date of March 15, 2002. Vote was unanimous. Proponent PCD Dept.

ITEM 3.2
ADOPTED TEXT A-
MENDMENTS TO
SECTION 55.01 OF
THE ZONING CODE
AND SECTION 2.05
OF THE SUB-
DIVISION REGULA-
TIONS SITE PLAN
REVIEW APPROVAL
REQUIREMENT
WITH AN EFFEC-
TIVE DATE OF
MARCH 15,
2002

Comm. George Lapidula indicated that the Commission could go forward without Inland Wetlands Agency approval. Comm. Andrew Rak felt the Commission should wait for the Inland Wetlands Agency. William Warner explained the document and the comments from the city departments. Atty. Golden explained

ITEM 3.3
GRANTED LOCA-
TION APPROVAL
FOR A PROPOSED
ELECTRIC

that the base elevation should be 340, not 320. Comm. Andrew Rak commented on Item #13 and feels the noise level should be 51 at the property line and not just residential. Discussion ensued on noise limits. Comm. George Lapadula felt now is the time to move forward. On motion and second by Comms. George Lapadula and William Wilson the Commission granted location approval for a proposed electric generating facility to be located at the former Feldspar site on River Road with the condition that all information as prepared and amended be forwarded to the Connecticut Siting Council. Vote was unanimous. Applicant/agent Kleen Energy Systems, LLC

GENERATING
FACILITY TO BE
LOCATED AT THE
FORMER FELDSPAR
SITE ON RIVER
ROAD

Atty. William Howard explained the proposed expansion and the elimination of nine spaces and additional spaces on the Affordable Auto site. A motion to give an affirmative G.S. 8-24 Review for conveyance of a portion of the Washington Street parking lot to the KidCity Museum for an expansion was made by Comm. George Lapdula and seconded by Comm. Andrew Rak. Comm. Andrew Rak spoke in support. William Warner spoke in support. Comm. John Pieper suggested re-stripping. The motion passed unanimously. Applicant/agent Howard, McMillan & D'Aquila/William Howard

ITEM 4.1
GAVE AN AFFIRM-
ATIVE G.S. 8-24 RE-
VIEW FOR CON-
VEYANCE OF A
PORTION OF THE
WASHINGTON
STREET PARKING
LOT TO THE KID-
CITY MUSEUM
FOR AN EXPAN-
SION

On motion and second by Comms. George Lapadula and James Fortuna the Commission approved the minutes of the February 13, 2002 meeting. Vote was unanimous.

ITEM 5.1
APPROVED THE
MINUTES OF THE
2/13/02 MEETING

Wayne Bell, the Zoning Enforcement Officer, gave his report. On motion and second by Comms. George Lapadula and James Fortuna the Commission accepted the Zoning Enforcement Officer's Report. Vote was unanimous.

ITEM 5.2
ACCEPTED THE
ZEO REPORT

Ron Borrelli commented on a zoning violation. William Warner indicated that he will be responding to the complaint. Discussion ensued on the violation.

ITEM 6
DISCUSSION WITH
PUBLIC

The meeting adjourned at 11:50 p.m.

ITEM 7
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning, Conservation and Development

