

PLANNING AND ZONING COMMISSION REGULAR MEETING JANUARY 9, 2008, 7:00 P.M.
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Comm. Les Adams, Comm. James Fortuna, Comm. Deborah Kleckowski,
Comm. Cynthia Jablonski, Comm. Richard Pelletier, Comm. Catherine
Johnson, Comm. Ronald Borelli, Comm. Quentin W. Phipps, Comm.
Matthew Lesser, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
PRESENT

Chw. Barbara Plum, Mayor Sebastian N. Giuliano, Ex-Officio

MEMBERS
ABSENT

William Warner, Director

STAFF

There were approximately ten (10) members of the public present.
There is a word for word tape recording of the meeting on file and
available in the Planning Office.

PUBLIC

No one from the public spoke.

ITEM 2
DISCUSSION
WITH PUBLIC

On motion and second by Comms. James Fortuna and Deborah Kleckowski the Commission tabled a proposed Site Plan Review to construct two commercial buildings to include a pharmacy with a Special Exception for a drive-thru to be located on the site of the former Old Mill Wayside furniture store on the south side of Washington Street near West Street. Vote was unanimous. Applicant/agent Old Mill Crossing, LLC SE2007-18

ITEM 3.1
TABLED A PRO-
PROPOSED SITE
PLAN REVIEW
TO CONSTRUCT
TWO COMMERCIAL BUILDINGS
TO INCLUDE A
PHARMACY
WITH A SPECIAL
EXCEPTION FOR
A DRIVE-THRU
TO BE LOCATED
ON THE SITE OF
THE FORMER
OLD MILL WAY-
SIDE FURNITURE
STORE ON THE
SOUTH SIDE OF
WASHINGTON
STREET NEAR
WEST STREET

Frank Magnotta explained the proposal using subdivision plans and reviewed the departmental comments. Comm. Catherine Johnson made a suggestion to pull the house closer to the street and to flip the driveway. William Warner commented. The applicant agreed to pull the house closer to the street and to approval from the Design Review and Preservation Board. No one from the public spoke. Comm. Matthew Lesser spoke in support. On motion and second by Comms. Les Adams

ITEM 3.2
GRANTED A
SPECIAL EX-
CEPTION TO
DIVIDE THE
PROPERTY AT
42 SILVER

and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Ron Borelli and Richard Pelletier the Commission granted a Special Exception to divide the property located at 42 Silver Street into two (2) parcels with less than the required frontage and area and to construct a two family dwelling on the newly created lot with the condition that: 1) the house be pulled closer to the street; and 2) the house be reviewed and approved by the Design Review and Preservation Board. Vote was unanimous. Applicant/agent Al, Paul and JoAnn Bellamo SE2007-17

STREET INTO
TWO (2) PAR-
CELS WITH
LESS THAN
THE REQUIRED
FRONTAGE AND
AREA AND TO
CONSTRUCT A
TWO FAMILY
DWELLING ON
THE NEWLY
CREATED LOT

On motion and second by Comms. James Fortuna and Ron Borelli the Commission tabled a proposed two (2) lot resubdivision of the property of Middletown Elks Home Corporation located between Clew Drive, Maynard Street, Saybrook Road and Tryon Street. Vote was unanimous. Applicant/agent Middletown Elks Home Corporation/Michael F. Dowley & Associates S2007-10

ITEM 3.3
TABLED A PRO-
POSED TWO (2)
LOT RESUB-
DIVISION OF
THE PROPERTY
OF MIDDLE-
TOWN ELKS
HOME COR-
PORATION LO-
CATED BE-
TWEEN CLEW
DRIVE, MAY-
NARD STREET,
SAYBROOK
ROAD AND
TRYON STREET

On motion and second by Comms. James Fortuna and Richard Pelletier the Commission tabled a request for modification to the Special Exception approval with regard to a proposed garage and the elimination of a curb cut for the new Cross Street AME Zion Church located at the intersection of West and Wadsworth Streets. Vote was unanimous. Applicant/agent Cross Street AME Zion Church SE2004-6

ITEM 4.1
TABLED A
REQUEST
FOR
MODIFICATION
TO THE SPECIAL
EXCEPTION AP-
PROVAL WITH
REGARD TO
A PROPOSED
GARAGE AND
THE ELIMI-
NATION OF A
CURB CUT
FOR THE NEW
CROSS STREET
AME ZION

CHURCH LO-
CATED AT THE
INTERSECTION
OF WEST AND
WADSWORTH
STREETS

Atty. Ralph Wilson and the engineer explained the proposal using site plans. B. Hilson explained the traffic study and concluded that traffic light warrants are not met at the intersection of Timber Ridge Road and Middle Street and indicated that they will continue to review and if a traffic light is warranted, then they will address it. Atty. Ralph Wilson indicated that the bike path will be built before any certificates-of-occupancy for any buildings are issued. Comm. Matthew Lessor questioned the ridgeline. Comm. Catherine Johnson questioned the use of the building, the size of the windows, the building design and the storm detention. The engineer responded. William Warner commented on suggested conditions. Comm. Les Adams questioned the lighting. The engineer indicated there would be full cut-off lighting. Comm. Quentin Phipps questioned market feasibility. Atty. Ralph Wilson responded. Comm. Matthew Lessor questioned the uses and the type of asphalt. On motion and second by Comms. Ron Borelli and James Fortuna the Commission granted Site Plan Approval to construct a 24,950 sq. ft. industrial building on Lot #20A at the end of the cul-de-sac on Kenneth Dooley Drive and adjacent to Timber Ridge Road with the condition that: 1) all departmental comments be addressed, specifically any and all Water and Sewer Department conditions, and 2) a bike path be built prior to any certificates-of-occupancy are issued in Millenium Park. Vote was unanimous. Applicant/agent Kenneth Dooley Holdings, LLC/The LRC Group, LLC SPR2007-285

ITEM 5.1
GRANTED
SITE PLAN AP-
PROVAL TO
CONSTRUCT A
24,950 SQ. FT.
INDUSTRIAL
BUILDING ON
LOT #20A AT
THE END OF
THE CUL-DE-
SAC ON KEN-
NETH DOOLEY
DRIVE AND
ADJACENT
TO TIMBER
RIDGE ROAD

William Warner commented. On motion and second by Comms. Ron Borelli and James Fortuna the Commission gave an affirmative G.S. 8-24 Review for the leasing of 2,000 sq. ft. of space at the former Remington Rand building located at 180 Johnson Street to The Refuge Powerlifting Gym. Vote was unanimous. Applicant/agent City of Middletown Economic Development Committee

ITEM 5.2
GAVE AN AF-
FIRMATIVE
G.S. 8-24 RE-
VIEW FOR THE
LEASING OF
2,000 SQ. FT.
OF SPACE AT
THE FORMER
REMINGTON
RAND BUILD-
ING LOCATED
AT 180 JOHN-
SON STREET
TO THE REFUGE
POWERLIFTING
GYM

William Warner commented. Comm. Ron Borelli commented and recommended a conservation easement. Comm. Matthew Lessor questioned the road extension. Comm. Catherine Johnson indicated she is not in support of the transfer. Comm. Matthew Lessor com-

ITEM 5.3
GAVE AN AF-
FIRMATIVE
G.S. 8-24 RE-

mented. William Warner responded. A motion to give an affirmative G.S. 8-24 Review for the conveyance of city property adjacent to the southerly border of 550 Round Hill Road Extension to Michael D. Cummings and Alexis H. Kozman with the condition that there be a conservation easement was made by Comm. Ron Borelli and seconded by Comm. Richard Pelletier. The motion passed with Comms. Les Adams, James Fortuna, Deborah Kleckowski, Cindy Jablonski and Ron Borelli in favor and Comm. Catherine Johnson opposed. Applicant/agent City of Middletown Economic Development Committee

VIEW FOR THE
CONVEYANCE
OF CITY PRO-
PERTY ADJA-
CENT TO THE
SOUTHERLY
BORDER OF
550 ROUND
HILL ROAD
EXTENSION
TO MICHAEL
D. CUMMINGS
AND ALEXIS
H. KOZMAN

On motion and second by Comms. James Fortuna and Ron Borelli the Commission scheduled a public hearing date of January 23, 2008 for a proposed Zoning Code text amendment to modify Section 39C.02 Substance Abuse Mental Health Overlay Zone Applicability. Vote was unanimous. Applicant/agent Rushford Center, Inc./Richard D. Carella Z2007-6

ITEM 5.4
SCHEDULED P.H.
1/23/08 FOR A
PROPOSED ZON-
ING CODE TEXT
AMENDMENT
TO MODIFY SEC-
TION 39C.02
SUBSTANCE A-
BUSE MENTAL
HEALTH OVER-
LAY ZONE AP-
PLICABILITY

On motion and second by Comms. Ron Borelli and Richard Pelletier the Commission scheduled a public hearing date of February 13, 2008 for a proposed four (4) lot resubdivision of the property of Gullitti Builders located on the west side of Farm Hill Road across from the intersection with Shelley Road and adjacent to Milardo Lane. Vote was unanimous. Applicant/agent Gullitti Builders, LLC/Michael Dowley & Associates. S2007-11

ITEM 5.5
SCHEDULED P.H.
2/13/08 FOR A
PROPOSED FOUR
(4) LOT RESUB-
DIVISION OF THE
PROPERTY OF
GULLITTI
BUILDERS LO-
CATED ON THE
WEST SIDE OF
FARM HILL
ROAD ACROSS
FROM THE IN-
TERSECTION
WITH SHELLEY
ROAD AND AD-
JACENT TO
MILARDO LANE

On motion and second by Comms. Ron Borelli and Richard Pelletier the Commission scheduled a public hearing date of February 13, 2008 for a proposed four (4) lot resubdivision of the property of Robin & Greg Borent located on the east side of Chamberlain Hill Road across from the intersection with Thistle Lane. Vote was unanimous. Applicant/agent Robin & Greg Borent/Jonathan Tarbox, Delta Surveying Services, LLC S2007-12

ITEM 5.6
SCHEDULED P.H.
2/13/08 FOR A
PROPOSED FOUR
(4) LOT RESUB-
DIVISION OF THE
PROPERTY OF
ROBIN & GREG
BORENT LO-
CATED ON THE

EAST SIDE OF
CHAMBERLAIN
HILL ROAD
ACROSS FROM
THE INTER-
SECTION WITH
THISTLE LANE

On motion and second by Comms. James Fortuna and Richard Pelletier the Commission approved the minutes of the December 12, 2007 regular meeting. Vote was unanimous with Comm. Deborah Kleckowski abstaining.

ITEM 6.1
APPROVED THE
MINUTES OF
THE 12/12/07
REGULAR MEET-
ING

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Les Adams the Commission adjourned the meeting at 8:30 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development