

PLANNING AND ZONING COMMISSION REGULAR MEETING JANUARY 10, 2007, 7:00 P.M. PAGE 1 OF 5

Comm. Carl Bolz, Comm. James Fortuna, Comm. Cynthia Jablonski, Comm. Les Adams, Comm. Deborah Kleckowski, Comm. Ronald Borelli

MEMBERS  
PRESENT

Chw. Barbara Plum, Comm. Salvatore Fazzino, Comm. Andrew Rak, Comm. Sebastian Scalora, Mayor Sebastian N. Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS  
ABSENT

William Warner, Director

STAFF

There were approximately twenty-five (25) 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 spoke.

ITEM 2  
DISCUSSION  
WITH PUBLIC

Chris Conklin explained the proposed two (2) lot resubdivision and rear lot. Comm. Carl Bolz questioned the Public Works Departmental comment. Chris Conklin responded. Comm. Ron Borelli questioned the septic issues, the splash blocks and clearing the reserve area. Chris Conklin responded. Comm. Les Adams questioned the distance between the sump pump and the well. Chris Conklin agreed to subsurface detention. From the public, K. Murphy indicated he was not notified. The Commission determined that Mr. Murphy was not an abutter. K. Murphy felt the proposal will impact property values. Atty. S. Vertrano, speaking on behalf of the Moynihans of 185 Old Farms East, submitted a site plan for their house and three (3) pictures and spoke on the elevations and property values. Atty. S. Vertrano submitted a letter from a broker regarding property values. B. Pollard, an abutting property owner, spoke in opposition and referenced the written testimony regarding impact on property values and the character of the area. A. Pollard spoke in opposition about septic, wells, etc. M. Amenta, an abutting property owner, read a letter from a co-owner and spoke in opposition. J. Kasilius of Old Farms East had concerned over setting a precedent. R. Brown, an Atkins Street resident, spoke in opposition. P. Deligrad of Old Farms East spoke in opposition. P. Puma of 191 Old Farms East spoke in opposition due to impacts on property values. Atty. Vertrano made one final comment. Comm. Carl Bolz read a letter from C. Woods into the record. Chris Conklin provided a rebuttal and disagreed with the public comment. Comm. Carl Bolz questioned the lack of sewer and the Special Exception criteria. Chris Conklin reviewed Section 44.04 of the Zoning Code. Andre Blaszczyński, the owner of the property, expressed his desire to build his house on a rear lot. On motion and second by Comms. Ron Borelli and Les Adams

ITEM 3.1  
GRANTED  
FINAL AP-  
PROVAL OF  
A TWO (2)  
LOT RESUB-  
DIVISION WITH  
A SPECIAL EX-  
CEPTION FOR A  
REAR LOT OF  
THE PROPERTY  
OF ANDRE  
BLASZCZYNSKI  
LOCATED ON  
THE EAST SIDE  
OF ATKINS  
STREET NEAR  
OLD FARMS  
EAST

the Commission closed the public hearing. Vote was unanimous. A motion to grant final approval of a two (2) lot resubdivision with a Special Exception for a rear lot of the property of Andre Blaszczyński located on the east side of Atkins Street near Old Farms East with the condition that there be subsurface detention was made by Comm. Ron Borelli and seconded by Comm. Deborah Kleckowski. Comm. Ron Borelli feels the proposal meets all requirements. Comm. Les Adams has concerns about the septic systems. Comm. Ron Borelli indicated that the Health Department has indicated that all requirements have been met. Comm. Deborah Kleckowski indicated that the proposal meets all the requirements. The motion passed with Comms. Carl Bolz, James Fortuna, Ron Borelli, Cindy Jablonski and Deborah Kleckowski in favor and Comm. Les Adams opposed. Applicant/agent Andre Blaszczyński/Conklin & Soroka, Inc. S2006-10

On motion and second by Comms. Ron Borelli and Les Adams the Commission approved a request for reduction of the cash bond for the Country Farm Subdivision located off Randolph Road and Pine Street to \$5,000. Vote was unanimous. Applicant/agent Atty. Joseph E. Milardo, Jr. S2002-3

ITEM 4.1  
APPROVED A  
REQUEST FOR  
REDUCTION OF  
THE CASH BOND  
FOR THE  
COUNTRY FARM  
SUBDIVISION  
LOCATED OFF  
RANDOLPH  
ROAD AND PINE  
STREET

On motion and second by Comms. Ron Borelli and James Fortuna the Commission approved a request for reduction of the cash bond for Phase 1A of the Country Hill Subdivision located off East Street to \$5,000. Vote was unanimous. Applicant/agent Ravenswood Homes/Richard N. Fiske, Vice President S2001-15

ITEM 4.2  
APPROVED A  
REQUEST FOR  
REDUCTION OF  
THE CASH BOND  
FOR PHASE 1A  
OF THE COUN-  
TRY HILL SUB-  
DIVISION LO-  
CATED OFF EAST  
STREET

On motion and second by Comms. Ron Borelli and James Fortuna the Commission approved a request for reduction of the cash bond for Phase 1B of the Country Hill Subdivision located off East Street to \$5,000. Vote was unanimous. Applicant/agent Ravenswood Homes/Richard N. Fiske, Vice President S2001-15

ITEM 4.3  
APPROVED A  
REQUEST FOR  
REDUCTION OF  
THE CASH BOND  
FOR PHASE 1B  
OF THE COUN-

TRY HILL SUB-DIVISION LOCATED OFF EAST STREET

On motion and second by Comms. Ron Borelli and James Fortuna the Commission approved a request for reduction of the cash bond for Phase II of the Country Hill Subdivision located off East Street to \$60,000. Vote was unanimous. Applicant/agent Ravenswood Homes/Richard N. Fiske, Vice President S2001-15

ITEM 4.4  
APPROVED A REQUEST FOR REDUCTION OF THE CASH BOND FOR PHASE II OF THE COUNTRY HILL SUB-DIVISION LOCATED OFF EAST STREET

On motion and second by Comms. Ron Borelli and James Fortuna the Commission tabled a request for release of the cash bonds for Phases I and II of the Laurel Farms Subdivision located off Laurel Grove Road. Vote was unanimous. Applicant/agent LePage Homes, Inc./William D. LePage, President S2002-15

ITEM 4.5  
TABLED A REQUEST FOR RELEASE OF THE CASH BONDS FOR PHASES I AND II OF THE LAUREL FARMS SUBDIVISION LOCATED OFF LAUREL GROVE ROAD

On motion and second by Comms. Ron Borelli and Les Adams the Commission approved a request for reduction of the cash bond for the Liberty Hill Subdivision located off East Street to \$105,000. Vote was unanimous. Applicant/agent Ameritage LLC/Thaddeus P. Bysiewicz S2003-4

ITEM 4.6  
APPROVED A REQUEST FOR REDUCTION OF THE CASH BOND FOR THE LIBERTY HILL SUBDIVISION LOCATED OFF EAST STREET

On motion and second by Comms. Ron Borelli and Les Adams the Commission scheduled a public hearing date of January 24, 2007 for a proposed five (5) lot resubdivision of the property of Helene Ferrari and Frank Ferrari, Executors of the Estate of Eloise Greco, located on the south side of Randolph Road between Lee Street and Paddock Road and across from the intersection with Chauncey Road and a request for a waiver of the sidewalk requirements. Vote

ITEM 5.1  
SCHEDULED P.H. 1/24/07 FOR A PROPOSED FIVE (5) LOT RESUB-DIVISION OF THE PROPERTY OF

was unanimous. Applicant/agent Helene Ferrari S2006-11

HELENE  
FERRARI AND  
FRANK FERRARI,  
EXECUTORS OF  
THE ESTATE OF  
ELOISE GRECO,  
LOCATED ON  
THE SOUTH SIDE  
OF RANDOLPH  
ROAD BETWEEN  
LEE STREET AND  
PADDOCK ROAD  
AND ACROSS  
FROM THE IN-  
TERSECTION  
WITH CHAUN-  
CEY ROAD

William Warner explained. Tim Kavanaugh, Middlesex Hospital, commented. On motion and second by Comms. Ron Borelli and Les Adams the Commission gave an affirmative G.S. 8-24 Review for Middlesex Hospital to install a temporary LifeStar helipad site at the former Peterson Oil site on River Road. Vote was unanimous. Applicant/agent Middlesex Hospital/Tim Kavanaugh, Project Manager

ITEM 5.2  
GAVE AN AF-  
FIRMATIVE  
G.S. 8-24 RE-  
VIEW FOR  
MIDDLESEX  
HOSPITAL TO  
INSTALL A  
TEMPORARY  
LIFESTAR HELI-  
PAD AT THE  
FORMER  
PETERSON OIL  
SITE ON RIVER  
ROAD

On motion and second by Comms. Ron Borelli and James Fortuna the Commission approved the minutes of the November 8, 2006 regular meeting. Vote was unanimous with Comm. Ron Borelli abstaining.

ITEM 6.1  
APPROVED THE  
MINUTES OF  
11/8/06  
REGULAR  
MEETING

William Warner commented. Comm. Carl Bolz questioned the Tuttle Road streetlights and if the landfill on Newfield Street was for sale. Discussion ensued on trails along the waterfront.

ITEM 6.2  
ZEO  
REPORT

There was no discussion.

ITEM 8  
DISCUSSION

PLANNING AND ZONING COMMISSION REGULAR MEETING JANUARY 10, 2007, 7:00  
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On motion and second by Comms. Ron Borelli and Les Adams the  
Commission adjourned the meeting at 9:30 p.m. Vote was unanimous.

ITEM 9  
ADJOURNMENT

Respectfully submitted,

William Warner, AICP  
Director of Planning, Conservation and Development