

PLANNING AND ZONING COMMISSION REGULAR MEETING JANUARY 11, 2006, 7:00 P.M. PAGE 1 OF 4

Comm. Carl Bolz, Comm. James Fortuna, Comm. Les Adams, Comm. Cynthia Jablonski, Comm. Andrew Rak, Comm. Ronald Borrelli

MEMBERS
PRESENT

Chw. Barbara Plum, Comm. Deborah Kleckowski, Comm. Sebastian Scalora, Comm. Salvatore Fazzino, Mayor Sebastian N. Giuliano, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Asst. Dir. P.W. Robert Dobmeier, Bruce Driska, Zoning Enforcement Officer

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

There was no discussion.

ITEM 2
DISCUSSION
WITH PUBLIC

Jeanette Parrett presented the application for 1015 Randolph Road. On motion and second by Comms. Andrew Rak and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Andrew Rak and James Fortuna the Commission granted final approval of a two (2) lot resubdivision of the property of Jeannette C. Parrett located on the south side of Randolph Road between Arbutus Street and Wildwood Lane. Vote was unanimous. Applicant/agent Jeannette C. Parrett S2005-11

ITEM 3.1
GRANTED
FINAL AP-
PROVAL OF
A TWO (2)
LOT RESUB-
DIVISION OF
THE PROPERTY
OF JEANNETTE
C. PARRETT
LOCATED ON
THE SOUTH SIDE
OF RANDOLPH
ROAD BETWEEN
ARBUTUS
STREET AND
WILDWOOD
LANE

Atty. Joseph Milardo, representing the applicant, presented the application. Andrew Quick, the engineer, discussed the proposed engineering associated with the application and stated that no blasting would be necessary to prepare the site. Bruce Hobin, the planning consultant from Planimetrics, Inc., summarized the planning aspects of the proposal. Bruce Hillson, the traffic engineer, reviewed the traffic study, the Department of Transportation's references for by-pass lanes and indicated that a Department of Transportation permit will be needed for this project. Atty. Joseph Milardo summarized. From the public,

ITEM 3.2
GRANTED A
SPECIAL EX-
CEPTION FOR
A THIRTY (30)
UNIT ACTIVE
ADULT COM-
MUNITY TO
BE LOCATED
AT 822 EAST

Bob Barron of 907 East Street stated his concerns that broken yellow striping on the road allows for higher speeds. Paul Tuneuntt, an East Street resident, spoke of his concerns regarding water and blasting. Mary Lockhart, an East Street resident, spoke about existing storm water conditions. Doug Deacon, 833 East Street, asked about the density of the proposed project and the overall change to the neighborhood. Kelly Limb of 114 Westwood Lane spoke about planning practices. Carol Ann Dion spoke against the current layout and design. Arline Rich spoke against any proposed blasting and suggested that the City of Middletown send pre-blasting notices to abutters Joan Barron, of 907 East Street, commented on the presence of ledge. Barbara Puorro, a realtor, spoke about senior housing. John Chris spoke in favor of the project. Steven DeVito spoke about integrating and connecting the buildings within the proposed project, to include bus shelters. Pat Verdaram explained the concept behind the proposed layout/design. Comm. Carl Bolz questioned the style compatibility of side-by-side units. Pat Verdaram spoke about how the units are designed. Andrew Quirk spoke about the layout versus the footprint size. Comm. Carl Bolz questioned the driveway layout and unit separation. Andrew Quirk stated that plan revisions have been submitted, and that care was given to avoid excessive cutting of grades. Comm. Andrew Rak asked what the deepest cut would be. Andrew Quirk responded approximately six (6) feet. Comm. Les Adams asked about the possibility of blasting. Art Higgins, Westfield Fire Marshal, described various blasting techniques. Bruce Hoben spoke about the density, fifty-five (55) and over regulations, and privacy that the layout provides. Comm. Carl Bolz stated that a substantial amount of the buffer is actually open space. Comm. Ron Borelli asked how tall will the trees be and their spacing. Andrew Quirk responded that the trees would be six (6) feet tall and twelve (12) feet on center. Atty. Joseph Milardo summarized. Comm. Carl Bolz questioned the accuracy of the foundation locations. Pat Verdaram stated that the procedure used by the land surveyor was to provide an as-built. Comm. Andrew Rak questioned Bob Dobmeier as to Department of Transportation jurisdiction. Bob Dobmeier deferred the question to Andrew Quirk, who responded. On motion and second by Comms. Andrew Rak and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Andrew Rak and James Fortuna the Commission approved a waiver for a ten acre requirement. Vote was unanimous. A motion to grant a Special Exception for a thirty (30) unit active adult community to be located at 822 East Street, between Glenwood Terrace and Heritage Lane, to be known as Tuscany Hills with the condition that: 1) all departmental comments be addressed; and 2) if blasting is required, the applicant must come back to the Planning and Zoning Commission was made by Comm. Andrew Rak and seconded by Comm. Jim Fortuna. Comm. Andrew Rak questioned Bob Dobmeier if

STREET, BETWEEN GLENWOOD TERRACE AND HERITAGE LANE, TO BE KNOWN AS TUSCANY HILLS

any safeguard against blasting could be obtained, who responded that definitive geology samples are difficult to obtain. Comm. Andrew Rak questioned staff if ledge has been observed. William Warner responded no. The motion passed unanimously. Applicant/agent Tuscany Hills/Pat Verderame SE2005-14

On motion and second by Comms. James Fortuna and Andrew Rak the Commission tabled a request for release of the cash bond for the Crystal Lake Estates Subdivision located off Millbrook Road. Vote was unanimous. Applicant/agent CMC Development, LLC/Robert J. Babjak, President & Managing Member S2002-7

ITEM 4.1
TABLED A RE-
QUEST FOR RE-
LEASE OF THE
CASH BOND FOR
THE CRYSTAL
LAKE ESTATES
SUBDIVISION
LOCATED OFF
MILBROOK
ROAD

On motion and second by Comms. Andrew Rak and James Fortuna the Commission scheduled a public hearing date of January 25, 2006 for a proposed Special Exception for a proposed Synthetic Turf Field to be located on the east side of the Cady Building, the previous location of the demolished State high security detention complex off Long Lane. Vote was unanimous. Applicant/agent Wesleyan University/Joseph E. Crouse, P.E., Project Manager SE2005-16

ITEM 5.1
SCHEDULED P.H.
1/25/06 FOR A
PROPOSED
SPECIAL EXCEP-
TION FOR A
PROPOSED
SYNTHETIC
TURF FIELD TO
BE LOCATED ON
THE EAST SIDE
OF THE CADY
BUILDING, THE
PREVIOUS
LOCATION OF
THE DEMO-
LISHED STATE
HIGH SECURITY
DETENTION
COMPLEX OFF
LONG LANE

On motion and second by Comms. James Fortuna and Andrew Rak the Commission tabled discussion regarding Stone Post Gardens, 1185 Randolph Road. Vote was unanimous.

ITEM 5.2
TABLED
DISCUSSION
REGARDING
STONE POST
GARDENS, 1185
RANDOLPH
ROAD

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The following corrections were noted: Under Item #4.2, add Section 61.01.02 to the question by Comm. Ronald Borelli and indicate he was not a voting member. On motion and second by Comms. Andrew Rak and James Fortuna the Commission approved the minutes of the December 14, 2005 regular meeting as amended. Vote was unanimous.

ITEM 6.1
APPROVED
THE MINUTES
OF THE 12/14/05
REGULAR
MEETING AS
AMENDED

Comm. Carl Bolz indicated he would like to see a restriction of open space within buffers. The Commission discussed the concept and asked William Warner to draft a text amendment. Comm. Carl Bolz asked what the status of the Plan of Development was. William Warner indicated that it will be a goal of 2006 and that a map has been generated to assist with the Plan of Development. Comm. Ronald Borelli indicated that Connecticut Valley Hospital has told him that they would like their drinking water supplies be included on city maps. Comm. Andrew Rak questioned the Planning Department's website, which William Warner explained. Comm. Les Adams asked William Warner about mapping reservoir limits. William Warner explained how the mapping is done.

ITEM 6.2
COMMISSION
AFFAIRS

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Andrew Rak the Commission adjourned the meeting at 9:50 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

Bruce Driska, CZEO
Zoning Enforcement Officer