

Chm. W. Lee Osborne, Comm. Carl Bolz, Comm. Jeffrey Pierce, Comm. David Roane, Comm. James Fortuna, Comm. William Hohenstein, Jr., Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS PRESENT

Comm. Anthony Vasiliou, Comm. Ron Klattenberg, Comm. Corrine Dorsey, Comm. Carl Chisem, Mayor Maria Madsen Holzberg, Ex-Officio

COMMISSION MEMBERS ABSENT

William Warner, Planning Director

STAFF

There were approximately fifteen members of the public.

PUBLIC

No items were discussed.

ITEM 2 DISCUSSION WITH PUBLIC ON ITEMS ON AGENDA

On motion and second by Comms. David Roane and James Fortuna the Commission granted final approval of Lots #2 and #3 of the Richards Brook Commerce Park Subdivision with the condition that a \$5,000 cash bond be posted. Vote was unanimous. Applicant/agent Union Savings Bank/Brian Skarda S89-6

ITEM 3.1 GRANTED FINAL APPROVAL WITH CONDITIONS OF LOTS #2 AND #3 OF THE RICHARDS BROOK COMMERCE PARK SUBDIVISION

On motion and second by Comms. David Roane and James Fortuna the Commission approved a Lot Line Revision to add an additional acre to the property of Dana Wilson located at 30 Snow Ridge North. Vote was unanimous. Applicant/agent Dana A. Wilson/ Roberta Flanagan L97-1

ITEM 4.1 APPROVED A LOT LINE REVISION TO ADD AN ADDITIONAL ACRE TO THE PROPERTY OF DANA WILSON LOCATED AT 30 SNOW RIDGE NORTH

Atty. Richard Adams and A. Golden explained the proposal. Comm. Carl Bolz questioned the application materials, namely truck to truck transfer. A. Golden will remove the request for truck to truck transfer and agreed that there will be no processing on the site. All pits and other work has been completed. Storage of waste on site will be up to seven (7) days. A. Golden responded that less of 1/2% of the waste is anatomical and that it will lower in seven (7) to fourteen (14) days. Comm. Carl Bolz stated that there would be 15,000 tons annually or 42

ITEM 4.2 APPROVED A REQUEST FOR INTERPRETATION OF THE ZONING CODE FOR STERICYCLE AT 80 INDUSTRIAL PARK ROAD

tons per day. Safeway was 9,400 tons annually. A Golden feels that for growth they will need 15,000 tons annually. The Radioactive waste geigercounter must be in operational condition. The office hours will be 8:00 am to 5:00 pm Monday through Friday. Hours will be seven (7) days a week, twenty-four (24) hours per day. Safeway was more restrictive. A. Golden agreed that the gates can be closed after office hours. Comm. David Roane questioned if the trucks are locked. A. Golden said yes. Chw. W. Lee Osborne summarized the status. Comm. David Roane questioned the Plan of Development and the zoning. William Warner responded. On motion and second by Comms. William Hohenstein and David Roane the Commission interpreted the Zoning Code and determined that Stericycle, a biomedical waste transfer station, is a permitted use to be located at 80 Industrial Park Road with the condition that the Department of Environmental Protection be notified that the use is permitted with voluntary modifications as agreed upon during the hearing. Vote was unanimous. Applicant/agent Stericycle, Inc./ Atty. Richard G. Adams SPR86-12

Karen Sullivan and B. Daniels explained the proposal. They indicated it will not be a retail operation. There would be grooming and kenneling only. Karen Sullivan submitted a letter from the Vocational Agricultural Center at the Middletown High School. Comm. William Hohenstein questioned if any of the neighbors were opposed. Comm. David Roane questioned other uses. William Warner responded. Comm. Jeffrey Pierce feels the use is permitted but is concerned about the noise. Discussion ensued. Karen Sullivan indicated there will be no retail. Comms. David Roane and William Hohenstein spoke in support. On motion and second by Comms. James Fortuna and Jeffrey Pierce the Commission interpreted the Zoning Code to allow a dog and cat grooming facility and a boarding kennel on the Daniel's farm, 874 Millbrook Road, in the R-30 zone. Vote was unanimous. Applicant/agent For Your Pets Only/Karen Sullivan

On motion and second by Comms. David Roane and James Fortuna the Commission scheduled a public hearing date of February 26, 1997 for a proposed four (4) lot resubdivision to include one (1) rear lot of the Thomas Wilcox property located off Acer Drive near

ITEM 4.3
INTERPRETED THE
ZONING CODE TO
ALLOW A DOG AND CAT
GROOMING FACILITY
AND A BOARDING
KENNEL ON THE
DANIEL'S FARM AT
874 MILLBROOK ROAD

ITEM 4.4
SCHEDULED P.H.
2/26/97 PROPOSED FOUR
LOT RESUBDIVISION TO
INCLUDE ONE REAR LOT

the intersection of South Main Street and Randolph Road. Vote was unanimous. Applicant/agent Thomas Wilcox S97-1

OF THE THOMAS WILCOX PROPERTY LOCATED OFF ACER DRIVE NEAR SOUTH MAIN STREET AND RANDOLPH ROAD

On motion and second by Comms. David Roane and Jeffrey Pierce the Commission scheduled a public hearing date of February 26, 1997 for a proposed Zoning Map amendment to rezone the Pizza King property located at 2100 South Main Extension from R-45 Residential to the Neighborhood/Rural Commercial Development Zone. Vote was unanimous. Applicant/agent Panagiotis (Peter) V. Kokis/Kenneth H. Antin-Poliner, Poliner & Antin, P.C. Z97-1

ITEM 4.5
SCHEDULED P.H.
2/26/97 PROPOSED ZONING MAP AMENDMENT TO REZONE THE PIZZA KING PROPERTY LOCATED AT 2100 SOUTH MAIN EXTENSION FROM R-45 TO NEIGHBORHOOD/RURAL COMMERCIAL DEVELOPMENT ZONE

There is a tape recording of the public hearing available in the Planning and Zoning Office.

ITEM 5
P.H. TAPE RECORDING

Comm. Carl Bolz read the legal notice into the record. Chw. W. Lee Osborne read the request to table Item #5.1 into the record. On motion and second by Comms. David Roane and James Fortuna the Commission tabled until the next meeting a proposed one (1) lot resubdivision of the Fellowship Baptist Church property located at 20 Brooks Road with a Site Plan Review to construct a new building to be used for religious purposes. Vote was unanimous. Applicant/agent Stephen C. Eiss S96-15

ITEM 5.1
TABLED PROPOSED ONE LOT RESUBDIVISION OF THE FELLOWSHIP BAPTIST CHURCH PROPERTY LOCATED AT 20 BROOKS ROAD WITH A SITE PLAN REVIEW TO CONSTRUCT A NEW BUILDING TO BE USED FOR RELIGIOUS PURPOSES

Comm. Carl Bolz read the legal notice. Atty. E. Domnarski and D. Barlow explained the proposal. Comm. William Hohenstein questioned if it is just PCS. Atty. Domnarski stated yes and explained the technology. D. Deval explained the grid plan. D. Barlow explained the visual impact and the balloon test. Comm. David Roane questioned the service road. Comm. William Hohenstein questioned the power facility and the type of electrical ratings. Comm.

ITEM 5.2
CONTINUED A PROPOSED SPECIAL EXCEPTION TO CONSTRUCT A 150 FOOT COMMUNICATION ANTENNA ON THE SEBASTIAN MARINO

Carl Bolz questioned the required approvals. William Warner responded. Comm. William Hohenstein is concerned about the new technologies and the building code requirements. M. O'Neill explained the modules and batteries. From the public, Thaddeus Early of 202 Saybrook Road is concerned about the hearing presentation and the Bible Rock Brook junkyards. He wants a larger culvert in place. Atty. E. Domnarski responded. Chm. W. Lee Osborne questioned the growth of industry and the implications. Atty. Domnarski stated that the tower is designed for two other users. D. Barlow explained that the competitors are Sprint, NexWave, and Omni. William Warner commented. On motion and second by Comms. William Hohenstein and David Roane the Commission continued the public hearing on a proposed Special Exception to construct a 150 foot communication antenna on the Sebastian Marino property located at 1969 Saybrook Road in the R-60 zone. Vote was unanimous. Applicant/agent Sprint Spectrum L.P./ Cloutier & Domnarski SE96-10

PROPERTY LOCATED AT
1969 SAYBROOK ROAD
IN THE R-60 ZONE

Comm. Carl Bolz read the legal notice. William Warner indicated there was a verbal request to table. On motion and second by Comms. David Roane and William Hohenstein the Commission tabled a proposed reapproval of a six lot industrial resubdivision off Timber Ridge Road to be known as Richards Brook Commerce Park, Phase III (Lots #4-9). Vote was unanimous. Applicant/agent Union Savings Bank/Brian Skarda S89-23

ITEM 5.3
TABLED PROPOSED
REAPPROVAL OF A SIX
LOT INDUSTRIAL
SUBDIVISION OFF
TIMBER RIDGE ROAD
TO BE KNOWN AS
RICHARDS BROOK
COMMERCE PARK,
PHASE III

Atty. Myron Poliner and Frank Magnotta explained the proposal. Chm. W. Lee Osborne explained the process. Frank Magnotta explained the site. William Warner commented on the existing zoning and the allowed uses. Atty. Myron Poliner commented on the expense to revenue ratios. Comm. Jeffrey Pierce commented. Michael O'Brien commented on the marketing site and referenced a needs study which indicated a need for elderly assisted living. There is a direct need for 376 beds and for 179 alzheimers beds. Comm. David Roane questioned the Plan of Development. Michael O'Brien and Atty. Myron Poliner responded. E. Landino, the Traffic Engineer, spoke generally about traffic planning. D. Griffen, the

ITEM 5.2
CONTINUED A
PROPOSED AMENDMENT
TO THE LAND USE
COMPONENT OF THE
PLAN OF DEVELOPMENT
TO REDESIGNATE A
PIECE OF PROPERTY
LOCATED BETWEEN
MAYNARD STREET,
CLEW DRIVE, AND
SAYBROOK ROAD
KNOWN AS THE ELKS

Architect, explained the proposal and the benefits of assisted living. He feels the site is excellent for assisted living. Atty. Myron Poliner concluded the presentation. From the public, C. Shaddle is concerned about businesses, not so much elderly. S. Rice feels theaters and other businesses should not go there and that there is a need for a traffic light. Vincent Amato is opposed and feels there would be competition with the downtown. The area shouldn't be opened to office and retail. M. Hall is opposed and said there is a need for a traffic light at Tryon Street. S. LaBella is opposed to any development and should focus on the downtown. C. Struck is opposed due to the traffic. M. Struck is opposed. David Mylchreest, Jr., President of the Elks Home Corporation, supports the elderly and support the proposal. Alton Whitehead submitted a petition of approximately eighty names that are opposed. W. Colachy, a resident for forty years, had traffic concerns. K. Calhoun had concerns about the adjacent school and about the children. Earle Roberts expressed concern over the traffic issues, the Connecticut Valley Hospital growth and the need for sidewalks. Atty. S. Studer, on behalf of the Whiteheads, referenced sections of the Plan of Development and spoke at length. William Warner clarified the 1976 Plan of Development. E. Sosha spoke in support of the proposal and feels this is better for the community than residential. L. Gawlak spoke in opposition. W. Palvka spoke in opposition. M. Osiki, who lives in the area and is an Elk, spoke in support of the Elks and twenty-four years of Senior nights. Atty. Myron Poliner offered a rebuttal. Chm. W. Lee Osborne feels the public hearing should be held open. On motion and second by Comms. David Roane and Jeffrey Pierce the Commission continued the public hearing on a proposed amendment to the Land Use Component of the Plan of Development to redesignate a piece of property located between Maynard Street, Clew Drive and Saybrook Road known as the Elks Lodge #771 from low density residential to mixed use. Vote was unanimous. Applicant/agent Anthony C. Fonda/ Atty. Myron J. Poliner Z96-15

LODGE #771 FROM LOW DENSITY RESIDENTIAL TO MIXED USE

The Commission acknowledged the ZEO Sign Report.

ITEMS 6.1
ACKNOWLEDGED ZEO

On motion and second by Comms. David Roane and James Fortuna the Commission approved the minutes of the January 8, 1997 meeting. Vote was unanimous.

There was brief discussion of the Plan of Development.

Comm. Jeffrey Pierce commented on the change.

There was no discussion.

Adjournment was at 12:00 A.M.

Respectfully submitted,

William Warner
Director of Planning

SIGN REPORT

ITEM 6.2
APPROVED MINUTES
OF 1/8/97 MEETING

ITEM 6.3
LONG TERM GOALS

ITEM 6.4
ADVERTISING OF LEGAL
NOTICES

ITEM 7
DISCUSSION WITH
PUBLIC

ITEM 8
ADJOURNMENT