

PLANNING AND ZONING COMMISSION REGULAR MEETING FEBRUARY 9, 2000,  
7:00 P.M. PAGE 1 OF 4

Chm. Carl Bolz, Comm. Barbara Plum, Comm. Corrine Dorsey, Comm. James Fortuna, Comm. David Roane, Comm. George Lapadula, Comm. John Voli, Comm. Richard Thompson

COMMISSION  
MEMBERS  
PRESENT

Comm. William Holley III, Mayor Dominique S. Thornton, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Director of Planning, Wayne T. Bell, Zoning Enforcement Officer, Tom Nigosanti, Chief Engineer

STAFF

There were approximately fifty members of the public.

PUBLIC

There was no discussion.

ITEM 2  
DISCUSSION WITH  
PUBLIC ON ITEMS  
ON AGENDA

The Zoning Enforcement Officer issued his report.

ITEM 2a  
ZEO REPORT

William Warner explained. A motion to approve a request for release of the cash bond in the amount of \$7,000 for Deer Crossing Subdivision located off Sisk Street was made by Comm. George Lapadula and seconded by Comm. James Fortuna. The motion passed with Chm. Carl Bolz, Comm. Barbara Plum, Comm. George Lapadula, Comm. Corrine Dorsey, Comm. James Fortuna, Comm. John Voli and Comm. Richard Thompson in favor and Comm. David Roane opposed. Applicant/agent Ravenswood Homes/Dean Fiske, President S96-10

ITEM 3.1  
APPROVED A RE-  
QUEST FOR RE-  
LEASE OF THE  
CASH BOND FOR  
DEER CROSSING  
SUBDIVISION  
LOCATED OFF  
SISK STREET

This item was removed from the agenda.

ITEM 3.2  
ITEM REMOVED  
FROM AGENDA

This item was removed from the agenda.

ITEM 3.3  
ITEM REMOVED  
FROM AGENDA

William Warner explained. On motion and second by Comms.

ITEM 3.4

George Lapadula and James Fortuna the Commission granted a two year extension of the Site Plan Approval for the Connecticut Beverage Mart plaza located at 955 Washington Street. Vote was unanimous. Applicant/agent 3127 Berlin Turnpike Associates/Brigham S. Metcalfe SE95-6

GRANTED A TWO YEAR EXTENSION OF THE SITE PLAN APPROVAL FOR CONNECTICUT BEVERAGE MART PLAZA LOCATED AT 955 WASHINGTON STREET

William Warner explained. On motion and second by Comms. Richard Thompson and George Lapadula the Commission granted a request for reduction of the cash bond to \$25,000 for Bystrek Drive and Wanda Lane in the Russell Ridge Subdivision. Vote was unanimous.

ITEM 3.5  
GRANTED A REQUEST FOR REDUCTION OF THE CASH BOND TO \$25,000 FOR BYSTREK DRIVE AND WANDA LANE IN THE RUSSELL RIDGE SUBDIVISION

William Warner explained. On motion and second by Comms. David Roane and George Lapadula the Commission granted Site Plan Approval to construct a manufacturing facility on Lot #4 of the Twin Vane Industrial Subdivision with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent Tomeil Realty SPR99-117

ITEM 4.1  
GRANTED SITE PLAN APPROVAL TO CONSTRUCT A MANUFACTURING FACILITY ON LOT #4 OF TWIN VANE INDUSTRIAL SUBDIVISION

William Warner explained. Chm. Carl Bolz commented on elevations. William Warner questioned the colors. Comm. David Roane questioned if the application was complete. William Warner indicated yes. Comm. Barbara Plum questioned the silo. Discussion ensued on building elevations. Comm. David Roane commented on fire protection. William Warner indicated there would be. A motion with a friendly amendment that: 1) the Design Preservation Review Board approved the sign; 2) that a cash bond in the amount of \$20,000 be posted; and 3)

ITEM 4.2  
GRANTED SITE PLAN APPROVAL TO CONSTRUCT A WAREHOUSE IN THE REAR OF WILD BILL'S NOSTALGIA LOCATED AT 1003 NEWFIELD

there be no outside storage including inoperable vehicles was made by Comm. Barbara Plum and seconded by Comm. David Roane. The motion passed unanimously. Applicant/agent Bill & Cindy Ziegler SPR99-114

STREET

Frank Magnotta explained the site plan. Tom Nigosanti, Chief Engineer, commented on the drainage issue. William Warner explained that the departmental comments were present. Comm. David Roane questioned the Police comment. Frank Magnotta responded. William Warner read the Westfield Fire comment and discussed the traffic concern. Frank Magnotta explained the sight lines. Comm. David Roane questioned the development of Lot #1. Discussion ensued on traffic. On motion and second by Comms. David Roane and Barbara Plum the Commission granted Site Plan Approval to construct an office building on Lot #2 of the Middle & Bradley Industrial Park with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent Bruce Bannerman c/o Delta Building S99-12

ITEM 4.3  
GRANTED SITE  
PLAN APPROVAL  
TO CONSTRUCT  
AN OFFICE  
BUILDING ON  
LOT #2 OF THE  
MIDDLE & BRAD-  
LEY INDUSTRIAL  
PARK

On motion and second by Comms. George Lapadula and James Fortuna the Commission scheduled a public hearing date of March 8, 2000 for a proposed Special Exception to convert a six family dwelling to a three family at 241 Court Street. Vote was unanimous. Applicant/agent Welch Family Ent., LLC SE2000-1

ITEM 4.4  
SCHEDULED P.H.  
3/8/00 PROPOSED  
SPECIAL EXCEP-  
TION TO CONVERT  
A SIX FAMILY  
DWELLING TO A  
THREE FAMILY  
AT 241 COURT  
STREET

There is a tape recording of the public hearing available in the Planning, Conservation and Development office.

ITEM 5  
P.H. TAPE  
RECORDING

Paul Pierce explained the proposal. William Warner explained the proposal. Chm. Carl Bolz questioned the existing lots. Comm. David Roane questioned the driveway length. Paul Pierce responded. From the public, D. Occonhel questioned the lot size. Paul Pierce responded. Discussion ensued. On motion and second by Comms. George Lapadula and Barbara

ITEM 5.1  
GRANTED FINAL  
APPROVAL OF A  
TWO LOT RESUB-  
DIVISION OF THE  
PROPERTY OF

Plum the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Barbara Plum and David Roane the Commission granted final approval of a two lot resubdivision of the property of Paul G. and Nancy P. Pierce located at 408 Maromas Road with the condition that all departmental comments be addressed and that a cash bond in the amount of \$500 be posted. Vote was unanimous. Applicant/agent Paul G. and Nancy P. Pierce S99-13

PAUL G. AND  
NANCY P.  
PIERCE LOCATED  
AT 408 MAROMAS  
ROAD

On motion and second by Comms. George Lapadula and Barbara Plum the Commission approved the minutes of the January 12, 2000 meeting. Vote was unanimous.

ITEM 6.1  
APPROVED  
MINUTES OF  
1/12/00 MEETING

Chm. Carl Bolz commented on contributions. Comm. Barbara Plum will be handling the donations.

ITEM 6.2  
CONTRIBUTION  
TO THE GEORGE  
DINGWALL FUND

John Clark commented on a zoning violation on Clinton Avenue. Wayne Bell commented. Chm. Carl Bolz requested that he be patient.

ITEM 7  
DISCUSSION  
WITH PUBLIC

Adjournment was at 8:17 P.M.

ITEM 8  
ADJOURNMENT

Respectfully submitted,

William Warner  
Director of Planning, Conservation & Development