

Comm. Carl Bolz, Comm. James Fortuna, Comm. Andrew Rak, Comm. Stephen Gadomski, Comm. John Pieper, Comm. William Wilson, Comm. Deborah Kleckowski, Comm. Sebastian Scalora

MEMBERS  
PRESENT

Chw. Barbara Plum, Comm. Stephen Shapiro, Mayor Domenique Thornton, Ex-Officio, Acting Dir. P.W. William Russo, Ex-Officio

MEMBERS  
ABSENT

Kevin Kennedy, Zoning Enforcement Officer, Thomas Nigosanti, Chief Engineer

STAFF

There were approximately fifty (50) 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

Eleanor Kelsey expressed a number of concerns with Item #5.6 and indicated the concerns revolved around why this property was purchased and the price. She questioned the intentions of this land and quoted the case of Evergreen Cemetery vs New Haven as President. Sebastian Guiliano spoke regarding Item #5.6, commented that the use of bond money earmarked for open space must be used for open space and felt leasing this property would not keep it "open".

ITEM 2  
DISCUSSION WITH  
PUBLIC

There were no public hearing items.

ITEM 3  
PUBLIC HEARINGS

There was no Old Business.

ITEM 4  
OLD BUSINESS

On motion and second by Comms. Stephen Gadomski and William Wilson the Commission scheduled a public hearing date of February 25, 2004 for a proposed ten (10) resubdivision of the property of John Kieft, Jr. and Jeannine Lis located on Westfield Street across from St. Pius X Church and adjacent to Spencer School to be known as Westfield Woods. Vote was unanimous. Applicant/agent C.W. Builders/Atty. Michael Dowley S2003-14

ITEM 5.1  
SCHEDULED P.H.  
2/25/04 FOR A PRO-  
POSED TEN (10)  
LOT RESUB-  
DIVISION OF THE  
PROPERTY OF  
JOHN KIEFT, JR.  
AND JEANNINE  
LIS LOCATED ON  
WESTFIELD  
STREET ACROSS  
FROM ST. PIUS X  
CHURCH AND  
ADJACENT TO  
SPENCER SCHOOL  
TO BE KNOWN AS

On motion and second by Comms. Stephen Gadomski and William Wilson the Commission scheduled a public hearing date of February 25, 2004 for a proposed Special Exception to construct 200 multi-family dwellings on Newfield Street (Rt. 3) generally across from the intersection of Congdon and Newfield Streets. Vote was unanimous. Applicant/agent Newfield Street of Middletown/Glenn Russo, Manager SE2003-15

On motion and second by Comms. Stephen Gadomski and William Wilson the Commission scheduled a public hearing date of February 25, 2004 for a proposed Special Exception for an active adult community to be located on the north side of Westfield Street between Westwood and Lisa Lanes to be known as Sonoma Woods. Vote was unanimous. Applicant/agent Sonoma Woods/Paul Szymanski SE2004-2

On motion and second by Comms. Stephen Gadomski and William Wilson the Commission scheduled a public hearing date of March 10, 2004 for a proposed two (2) lot resubdivision of the property of Dorothea Schwarzkopf located on Millbrook Road at the Durham town line. Vote was unanimous. Applicant/Agent Robert Jackowiak S2004-1

On motion and second by Comms. Stephen Gadomski and William Wilson the Commission scheduled a public hearing

WESTFIELD WOODS

ITEM 5.2  
SCHEDULED P.H.  
2/25/04 FOR A PROPOSED SPECIAL EXCEPTION TO CONSTRUCT 200 MULTI-FAMILY DWELLINGS ON NEWFIELD STREET (RT. 3) GENERALLY ACROSS FROM THE INTERSECTION OF CONGDON AND NEWFIELD STREETS

ITEM 5.3  
SCHEDULED P.H.  
2/25/04 FOR A PROPOSED SPECIAL EXCEPTION FOR AN ACTIVE ADULT COMMUNITY TO BE LOCATED ON THE NORTH SIDE OF WESTFIELD STREET BETWEEN WESTWOOD AND LISA LANES TO BE KNOWN AS SONOMA WOODS

ITEM 5.4  
SCHEDULED P.H.  
3/10/04 FOR A PROPOSED TWO (2) LOT RESUBDIVISION OF THE PROPERTY OF DOROTHEA SCHWARZKOPF LOCATED ON MILLBROOK ROAD AT THE DURHAM TOWN LINE

ITEM 5.5  
SCHEDULED P.H.

date of March 10, 2004 for a proposed two (2) lot resubdivision of Lots #7 and #8 of the Country Farm Subdivision located at the intersection of Randolph Road and Pine Street. Vote was unanimous. Applicant/agent CountryFarm LLC S2003-13

3/10/04 FOR A PROPOSED TWO (2) LOT RESUBDIVISION OF LOTS #7 AND #8 OF THE COUNTRY FARM SUBDIVISION LOCATED AT THE INTERSECTION OF RANDOLPH ROAD AND PINE STREET

Discussion ensued on if this can be done, will it be passive recreation and if bond money will be used. On motion and second by Comms. John Pieper and William Wilson the Commission tabled a Request for G.S. 8-24 Review to lease land on Long Hill and Randolph Roads (the former Wadsworth Preserve Subdivision site, now open space owned by the City of Middletown) to Louis Borrelli, Borrelli Farms, North Haven, CT for agricultural purposes. Vote was unanimous. Applicant/agent James Sipperly, Planning/Environmental Specialist

ITEM 5.6  
TABLED A REQUEST FOR G.S. 8-24 REVIEW TO LEASE LAND ON LONG HILL AND RANDOLPH ROADS (THE FORMER WADSWORTH PRESERVE SUBDIVISION SITE, NOW OPEN SPACE OWNED BY THE CITY OF MIDDLETOWN) TO LOUIS BORRELLI, BORRELLI FARMS, NORTH HAVEN, CT FOR AGRICULTURAL PURPOSES

On motion and second by Comms. James Fortuna and Andrew Rak the Commission approved the minutes of the January 14, 2004 regular meeting. Vote was unanimous.

ITEM 6.1  
APPROVED THE MINUTES OF THE 1/14/04 MEETING

The Commission acknowledged the ZEO Report.

ITEM 6.2  
ZEO REPORT

An opinion from Deputy City Attorney Timothy Lynch regarding American Disabilities Act (ADA) requirements was discussed. The Commission commented on the Plan of Development progress and adoption. The Commission requested a presentation of the Maromas sewer project by Guy Russo, Director of the Water/Sewer Department, a before and after summary and map and a location guide map for the State Plan of Conservation and Development.

ITEM 6.3  
COMMISSION AFFAIRS

Atty. Michael Dowley pleaded to have a notice recorded in the Town Clerk's Office regarding the Ravenswood litigation. On motion and second by Comms. Andrew Rak and William Wilson the Commission approved filing of the notice of litigation if agreeable by Deputy City Attorney Timothy Lynch. Vote was unanimous.

ITEM 8  
DISCUSSION  
WITH PUBLIC

On motion and second by Comms. James Fortuna and Andrew Rak the Commission adjourned the meeting at 8:23 p.m.

ITEM 9  
ADJOURNMENT

Respectfully submitted,

William Warner, AICP  
Director of Planning, Conservation and Development