

PLANNING AND ZONING COMMISSION REGULAR MEETING FEBRUARY 28, 2001, 7:30 P.M.  
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Chm. William Holley III, Comm. James Fortuna, Comm.  
Corrine Dorsey, Comm. George Lapadula, Comm. Andrew  
Rak, Comm. David Roane, Comm. Carl Bolz, Comm. John  
Voli, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
PRESENT

Comm. Barbara Plum, Comm. Stephen Gadomski, Mayor  
Domenique Thornton, Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Director, Wayne Bell, Zoning Enforcement  
Officer

STAFF

There were approximately fifty (50) members of the public.  
There is a word for word tape recording of the meeting on  
file and available in the Planning Office.

PUBLIC

Eleanor Kelsey commented on the staff reports on the inter-  
section of Higby and Country Club Roads. She read a prepared  
statement into the record. Lawrence Buck commented on Item  
#4.1 and the proposed amendments to the flood plain regulations.  
Eleanor Kelsey questioned Item 4.1.

ITEM 2  
DISCUSSION WITH  
PUBLIC ON ITEMS  
ON AGENDA

Pat Benjamin explained the proposal using a site plan, reviewed  
the staff comments and agreed with their concerns. Eleanor Kelsey  
spoke in support. On motion and second by Comms. George  
Lapadula and James Fortuna the Commission closed the public  
hearing. Vote was unanimous. Comms. David Roane and Carl  
Bolz spoke in support. On motion and second by Comms.  
David Roane and John Voli the Commission granted final approval  
of a two lot resubdivision of the estate of Stanley Boniewski located  
on the west side of Higby Road with the condition that all depart-  
mental comments be addressed. Vote was unanimous. Applicant/  
agent Andrew Chiaravallo, Executor S2000-18

ITEM 2b.1  
GRANTED FINAL  
APPROVAL OF A  
TWO LOT RE-  
SUBDIVISION  
OF THE ESTATE  
OF STANLEY  
BONIEWSKI  
LOCATED ON  
THE WEST SIDE  
OF HIGBY ROAD

Norman Bolduc explained the three lot resubdivision and reviewed  
the departmental comments. He agreed to preserve the significant trees  
and will adhere to all the comments. Comm. David Roane questioned  
the width and length of the driveway. Comm. Andrew Rak questioned  
the sight line. Comm. David Roane questioned buffers. Norman Bolduc  
responded. J. Renchin, 227 Atkins Street, stated his opposition to the  
subdivision. She questioned a subdivision versus a resubdivision,  
commented on Steeple Gate, and took well water from her house  
across the street over development of the area. Comm. David Roane  
questioned the well location. T. Redasiwitz lives south of the property  
and is concerned about runoff from the existing foundation. S. Duff,  
Olander Lane, feels there is a beginning of overdevelopment of the  
area and questioned who owns the west side. A member of the public  
commented on MTB contamination and the water. Arline Rich, West-  
field Residents for Rational Development of Middletown, Inc.,  
questioned three house on one driveway. Chm. William Holley wel-  
comed the Boy Scouts. V. Renchina indicated that this is in a  
National Historic District. Noreen O'Connell had concerns about  
right-of-ways on the common drive and feels the well issue should  
be resolved. Eleanor Kelsey commented on Olander Pond and drainage.  
Ann Bickford commented on the National Register District and the

ITEM 2b.2  
CLOSED THE P.H.  
FOR A PROPOSED  
THREE LOT RE-  
SUBDIVISION  
WITH A SPECIAL  
EXCEPTION FOR  
A REAR LOT OF  
THE PROPERTY OF  
THE MERIDEN  
TRUST AND SAFE  
DEPOSIT COMPANY  
LOCATED ON AT-  
KINS STREET AD-  
JACENT TO OLD  
FARMS EAST AND  
PLACED THE ITEM  
UNDER OLD  
BUSINESS AT THE  
NEXT MEETING

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well. Lawrence Buck commented on the driveway width. T. Redasiwitz questioned the wells. Comm. George Lapadula requested information on wells from the Health and the Fire Departments. Norman Bolduc responded to issues raised, the watershed, the common driveway, the well, and historic versus safety issue. Comm. David Roane questioned the driveway and the historic district. William Warner read the Fire Departmental comment into the record. On motion and second by Comms. George Lapadula and David Roane the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. George Lapadula and John Voli the Commission tabled a proposed three (3) lot resubdivision with a Special Exception for a rear lot of the property of The Meriden Trust and Safe Deposit Company located on Atkins Street adjacent to Old Farms East until the next meeting. Vote was unanimous. Applicant/agent Thomas Wilcox/Conklin & Soroka, Inc. S2001-1

On motion and second by Comms. David Roane and John Voli the Commission tabled a request for modification of the subdivision approval to allow separate driveways for Lots 16 and 17 of the Meadowview Subdivision located off Long Hill Road. Vote was unanimous. Applicant/agent Larsen, St. John, & Johnson, P.C./Atty. Walter G. Johnson, Jr. S93-18

Chm. William Holley suggested withdrawal. A motion to accept withdrawal of proposed Zoning Code text amendments to Section 37 I-3 Special Industrial zone, Section 61.01 Permitted Uses, and Section 61.02 Special Exception Uses was made by Comm. Andrew Rak and seconded by Comm. George Lapadula. Comm. David Roane questioned the withdrawal. Chm. William Holley commented. Comm. David Roane questioned the process. Discussion ensued. Comm. David Roane stated his opposition. Comms. George Lapadula and Andrew Rak moved the question. The motion passed with Chm. William Holley, Comm. George Lapadula, Comm. James Fortuna, Comm. Andrew Rak, Comm. Corrine Dorsey and Comm. Carl Bolz in favor and Comms. David Roane and John Voli opposed. Proponent P&Z Comm.

William Warner commented. On motion and second by Comms. David Roane and John Voli the Commission scheduled a public hearing date of March 28, 2001 for a proposed Zoning Code text amendment to amend Section 46.02 to update the new revision date of the maps provided by the government through the Federal Emergency Management Agency. Vote was unanimous. Proponent P&Z Commission

ITEM 3.1  
TABLED A RE-  
QUEST FOR  
MODIFICATION  
OF THE SUB-  
DIVISION AP-  
PROVAL TO AL-  
LOW SEPARATE  
DRIVEWAYS FOR  
LOTS 16 AND 17  
OF THE MEADOW-  
VIEW SUBDIVISION  
LOCATED OFF  
LONG HILL ROAD

ITEM 3.2  
ACCEPTED WITH-  
DRAWAL OF PRO-  
POSED ZONING  
CODE TEXT A-  
MENDMENTS TO  
SECTION 37 I-3  
SPECIAL INDUS-  
TRIAL ZONE, SEC-  
TION 61.01 PER-  
MITTED USES, AND  
SECTION 61.02  
SPECIAL EXCEPTION  
USES

ITEM 4.1  
SCHEDULED P.H.  
3/28/01 PROPOSED  
ZONING CODE TEXT  
AMENDMENT TO  
AMEND SECTION  
46.02 TO UPDATE

On motion and second by Comms. Corrine Dorsey and George Lapadula the Commission scheduled a public hearing date of March 14, 2001 for a proposed Site Plan Review to convert a former retail lumber yard to a new use as the new Department of Water and Sewer facility at 82 Berlin Street. Vote was unanimous. Applicant/agent City of Middletown Dept. of Water & Sewer/ DeCarlo & Doll, Inc. SPR2001-6

On motion and second by Comms. Andrew Rak and George Lapadula the Commission scheduled a public hearing date of April 11, 2001 for a proposed Special Exception for an adaptive historic reuse to convert an existing abandoned factory building located between Pameacha Avenue, Warwick Street and High Street to a self storage facility. Vote was unanimous. Applicant/agent Cardinal Mills, LLC/Attorney Philip F. Karpel SE2001-2

Comm. David Roane moved for executive session. Chm. William Holley referred to the state statutes and indicated that there is pending litigation. The Commission entered into executive session at 9:45 p.m. and reconvened at 9:55 p.m. On motion and second by Comms. George Lapadula and Corrine Dorsey the Commission tabled a proposed two lot resubdivision of Lot #7 of Mapleshade Estates located off Mapleshade Road. Vote was unanimous. Applicant/agent Anthony Fazzino S2001-3

On motion and second by Comms. John Voli and George Lapadula the Commission scheduled a public hearing date of April 11, 2001 for a proposed three lot resubdivision of the property of The Meriden Trust & Safe Deposit Co. located at the intersection of Footit Drive and Stantack Road and adjacent to The Woods at Westfield Hills.

THE NEW REVISION  
DATE OF THE MAPS  
PROVIDED BY THE  
GOVERNMENT  
THROUGH THE  
FEDERAL EMER-  
GENCY MANAGE-  
MENT AGENCY

ITEM 4.2  
SCHEDULED P.H.  
3/14/01 PROPOSED  
SITE PLAN REVIEW  
TO CONVERT A  
FORMER RETAIL  
LUMBER YARD TO  
A NEW USE AS THE  
NEW DEPARTMENT  
OF WATER AND  
SEWER FACILITY  
AT 82 BERLIN  
STREET

ITEM 4.3  
SCHEDULED P.H.  
4/11/01 PROPOSED  
SPECIAL EXCEPTION  
FOR AN ADAPTIVE  
HISTORIC REUSE  
TO CONVERT AN  
EXISTING ABAN-  
DONED FACTORY  
BUILDING LOCATED  
BETWEEN PAMEA-  
CHA AVENUE, WAR-  
WICK STREET AND  
HIGH STREET TO A  
SELF STORAGE  
FACILITY

ITEM 4.4  
TABLED A PRO-  
POSED TWO LOT  
RESUBDIVISION  
OF LOT #7 OF  
MAPLESHADE  
ESTATES LOCATED  
OFF MAPLESHADE  
ROAD

ITEM 4.5  
SCHEDULED P.H.  
4/11/01 PROPOSED  
THREE LOT RE-  
SUBDIVISION OF

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Vote was unanimous. Applicant/agent Signature Homes, Inc./  
Conklin & Soroka, Inc. S2001-4

THE PROPERTY OF  
THE MERIDEN  
TRUST & SAFE DE-  
POSIT CO. LOCATED  
AT THE INTERSEC-  
TION OF FOOTIT  
DRIVE AND STAN-  
TACK ROAD AND  
ADJACENT TO THE  
WOODS AT WEST-  
FIELD HILLS

Chm. William Holley noted the following changes: Page 2, at the end of the first item, remove the Chairman's name as he did not vote; and on Page 4, at the end of the first item add: "and placed the proposed Zoning Code amendments under Old Business at the next meeting". On motion and second by Comms. James Fortuna and Corrine Dorsey the Commission approved the minutes of the February 14, 2001 meeting as amended. Vote was unanimous with Comm. John Voli abstaining.

ITEM 5.1  
APPROVED THE  
MINUTES OF  
THE 2/14/01  
MEETING AS  
AMENDED

Comm. David Roane questioned staff reports. Chm. William Holley responded.

ITEM 5.2  
ACCEPTED ZEO  
REPORT

No one spoke.

ITEM 6  
DISCUSSION  
WITH PUBLIC

Comm. George Lapadula commented on Eleanor Kelsey's remarks and referred her to the Police Department and the Public Works Department. Discussion ensued. Comm. David Roane commented on an article in the newspaper and indicated he sought a retraction from the newspaper. Discussion ensued. Comm. Andrew Rak asked for an apology. Heated discussion ensued. Comms. David Roane and Andrew Rak shook hands.

ITEM 6.1  
COMMISSION  
AFFAIRS

Adjournment was at 10:15 P.M.

ITEM 7  
ADJOURNMENT

Respectfully submitted,

William Warner  
Director of Planning, Conservation and Development