

PLANNING AND ZONING COMMISSION REGULAR MEETING FEBRUARY 28, 2007, 7:00 P.M. PAGE 1 OF 5

Comm. Carl Bolz, Comm. James Fortuna, Comm. Andrew Rak,
Comm. Cynthia Jablonski, Comm. Les Adams, Comm. Deborah
Kleckowski, Comm. Ronald Borelli MEMBERS
PRESENT

Chw. Barbara Plum, Comm. Sebastian Scalora, Mayor Sebastian
N. Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio MEMBERS
ABSENT

William Warner, Director, Bruce E. Driska, CZEO, Matt Dodge,
Environmental Planning Specialist STAFF

There was approximately two (2) 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

There were no Public Hearing items. ITEM 3
PUBLIC
HEARINGS

On motion and second by Comms. Andrew Rak and Ron Borelli
the Commission approved a request for release of the cash bond for
Phase 1A of the Country Hill Subdivision located off East Street.
Vote was unanimous. Applicant/agent Ravenswood Homes/Richard
N. Fiske, Vice President S2001-15 ITEM 4.1
APPROVED A RE-
QUEST FOR RE-
LEASE OF THE
CASH BOND
FOR PHASE 1A
OF THE COUN-
TRY HILL
SUBDIVISION
LOCATED OFF
EAST STREET

On motion and second by Comms. Andrew Rak and Ron Borelli
the Commission approved a request for reduction of the cash bond
to \$5,000 for Phase 1B of the Country Hill Subdivision located off
East Street. Vote was unanimous. Applicant/agent Ravenswood
Homes/Richard N. Fiske, Vice President S2001-15 ITEM 4.2
APPROVED A RE-
QUEST FOR RE-
DUCTION OF
THE CASH BOND
FOR PHASE 1B
OF THE COUN-
TRY HILL
SUBDIVISION
LOCATED OFF
EAST STREET

On motion and second by Comms. James Fortuna and Ron Borelli
the Commission scheduled a public hearing date of March 14, 2007 ITEM 5.1
SCHEDULED P.H.

for a proposed Special Exception for a drive-thru pharmacy at the Walgreens located at 633 Washington Street. Vote was unanimous. Applicant/agent The Walgreen Company/BL Companies, Inc. SE2006-11

3/14/07 FOR A PROPOSED SPECIAL EXCEPTION FOR A DRIVE-THRU PHARMACY AT THE WALGREENS LOCATED AT 633 WASHINGTON STREET

On motion and second by Comms. Andrew Rak and Ron Borelli the Commission scheduled a public hearing date of March 28, 2007 for a proposed five (5) lot resubdivision of the property of Helene Ferrari and Frank Ferrari, Executors of the Estate of Eloise Greco, located on the south side of Randolph Road between Lee Street and Paddock Road and across from the intersection with Chauncey Road. Request for a waiver of the sidewalk requirements. Vote was unanimous. Applicant/agent Helene Ferrari S2007-1

ITEM 5.2 SCHEDULED P.H. 3/28/07 FOR A PROPOSED FIVE (5) LOT RESUBDIVISION OF THE PROPERTY OF HELENE FERRARI AND FRANK FERRARI, EXECUTORS OF THE ESTATE OF ELOISE GRECO, LOCATED ON THE SOUTH SIDE OF RANDOLPH ROAD BETWEEN LEE STREET AND PADDOCK ROAD AND ACROSS FROM THE INTERSECTION WITH CHAUNCEY ROAD

On motion and second by Comms. Andrew Rak and Les Adams the Commission scheduled a public hearing date of March 14, 2007 for a proposed Special Exception to allow a drive-thru at the Subway Restaurant located at 942 Washington Street. Vote was unanimous. Applicant/agent Iraj Tiraradi/Carmen Giuliano SE2007-1

ITEM 5.3 SCHEDULED P.H. 3/14/07 FOR A PROPOSED SPECIAL EXCEPTION TO ALLOW A DRIVE-THRU AT THE SUBWAY RES-

TAURANT LO-
CATED AT 942
WASHINGTON
STREET

On motion and second by Comms. Andrew Rak and Les Adams the Commission scheduled a public hearing date of March 14, 2007 for a proposed Special Exception to construct a medical office building for Orthopedic Associates of Middletown at 512 Saybrook Road, adjacent to the Outpatient Center located at 520-540 Saybrook Road. Vote was unanimous. Applicant/agent Santa Fe Leasing, LLC/Joe Wren, P.E. SE2007-4

ITEM 5.4
SCHEDULED P.H.
3/14/07 FOR A
PROPOSED
SPECIAL EX-
CEPTION TO
CONSTRUCT A
MEDICAL OF-
FICE BUILDING
FOR ORTHO-
PEDIC ASSOCI-
ATES OF MID-
DLETOWN AT
512 SAYBROOK
ROAD, ADJA-
CENT TO THE
OUTPATIENT
CENTER LO-
CATED AT 520-
540 SAYBROOK
ROAD

On motion and second by Comms. Andrew Rak and Les Adams the Commission scheduled a public hearing date of March 28, 2007 for a proposed Special Exception to construct a six (6) unit condominium at 21 West Silver Street. Vote was unanimous. Applicant/agent Garofalo & Saraceno Construction, LLC/Atty. Michael Dowley SE2007-7

ITEM 5.5
SCHEDULED P.H.
3/28/07 FOR A
PROPOSED
SPECIAL EX-
CEPTION TO
CONSTRUCT A
SIX (6) UNIT
CONDOMINIUM
AT 21 WEST
SILVER STREET

On motion and second by Comms. Andrew Rak and Les Adams the Commission scheduled a public hearing date of March 28, 2007 for a proposed Special Exception to convert an existing single family dwelling located at 88 Woodward Avenue to a two-family. Vote was unanimous. Applicant/agent Carl Morello SE2007-5

ITEM 5.6
SCHEDULED P.H.
3/28/07 FOR A
PROPOSED
SPECIAL EX-
CEPTION TO
CONVERT AN
EXISTING SIN-
GLE FAMILY

DWELLING LOCATED AT 88 WOODWARD AVENUE TO A TWO-FAMILY

On motion and second by Comms. Andrew Rak and Ron Borelli the Commission scheduled a public hearing date of March 14, 2007 for a proposed Zoning Code text amendment to modify Section 60.02.38 Permanent Year Round Farm Markets to include the RPZ zone. Vote was unanimous. Applicant/agent Jeffery W. Harvey Z2007-1

ITEM 5.7
SCHEDULED P.H.
3/14/07 FOR A
PROPOSED
ZONING CODE
TEXT AMEND-
MENT TO
MODIFY SEC-
TION 60.02.38
PERMANENT
YEAR ROUND
FARM MAR-
KETS TO IN-
CLUDE THE
RPZ ZONE

On motion and second by Comms. Andrew Rak and Ron Borelli the Commission approved the minutes of the January 24, 2007 regular meeting. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF
1/24/07
REGULAR
MEETING

Bruce Driska gave the ZEO report, explained issues and answered questions. He commented on the Ridgewood Road and Kelsey Street ZBA applications. Discussion ensued.

ITEM 6.2
ZEO
REPORT

William Warner requested a workshop be held on April 18, 2007. The Commission agreed.

ITEM 6.3
PLAN OF
DEVELOP-
MENT, SEC-
TION I – RE-
VIEW AND
DISCUSSION

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. Ron Borelli and Les Adams the Commission adjourned the meeting at 8:30 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

PLANNING AND ZONING COMMISSION REGULAR MEETING FEBRUARY 28, 2007, 7:00
P.M. PAGE 5 OF 5

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development