

PLANNING AND ZONING COMMISSION REGULAR MEETING MARCH 10, 1999,  
7:00 P.M. PAGE 1 OF 6

Chm. W. Lee Osborne, Comm. Carl Bolz, Comm. James Fortuna, Comm. David Roane, Comm. Victor Liburdi, Comm. Barbara Plum

COMMISSION  
MEMBERS  
PRESENT

Comm. Anthony Vasiliou, Comm. William Holley III, Comm. Carl Chisem, Comm. Corrine Dorsey, Mayor Dominique Thornton, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Director of Planning, Wayne T. Bell, Zoning Enforcement Officer

STAFF

There were approximately twenty-five members of the public.

PUBLIC

There was no discussion.

ITEM 2  
DISCUSSION WITH  
PUBLIC ON ITEMS  
ON AGENDA

Wayne T. Bell gave his report on Pizza King, the Hunt Club and other projects. Discussion ensued. Comm. Carl Bolz questioned Stericycle and feels a letter should go to the Department of Environmental Protection. On motion and second by Comms. Carl Bolz and David Roane the Commission agreed to send a letter to notify the Department of Environmental Protection. Vote was unanimous.

ITEM 2a  
ZEO REPORT

On motion and second by Comms. Carl Bolz and Barbara Plum the Commission approved a request for release of the cash bonds for The Meadows at Riverbend, Section II, Phases 3, 4A, 4B; Section III, Phases 1, 2A, 2B, 3A, 3B; and Section IV, Phase 1A. Vote was unanimous. Applicant/agent Tuttle Road Associates/Robert C. Fusari, President S91-15, S93-3, S95-6

ITEM 3.1  
APPROVED  
RELEASE OF  
THE CASH BONDS  
FOR THE  
MEADOWS AT  
RIVERBEND, SECTION II, PHASES 3, 4A, 4B; SECTION III, PHASES 1, 2A, 2B, 3A, 3B; AND SECTION IV, PHASE 1A

On motion and second by Comms. Carl Bolz and James Fortuna the Commission tabled a request for final approval of the Old Farms Subdivision located off Atkins Street. Vote was unanimous. Applicant/agent Old Farms Associates/Robert C. Fusari, President S88-8

ITEM 3.2  
TABLED REQUEST  
FOR FINAL  
APPROVAL OF  
THE OLD FARMS  
SUBDIVISION LO-  
CATED OFF  
ATKINS STREET

On motion and second by Comms. Carl Bolz and James Fortuna the Commission granted final approval of Lots 7, 10, 11 and 12 of South Farms Estates, Millbrook Road, with the condition that the lots be pinned. Vote was unanimous. Applicant/agent Bruce Mazzotta S95-5

ITEM 3.3  
GRANTED FINAL  
APPROVAL OF  
LOTS 7, 10, 11 AND  
12 OF SOUTH  
FARMS ESTATES,  
MILLBROOK  
ROAD

Carl Rodenhizer and Jeffrey Bianco explained the proposed modification and the proposed repairs. Comm. David Roane questioned the original estimates. Carl Rodenhizer responded. Comm. David Roane questioned traffic. Carl Rodenhizer responded. Comm. Victor Liburdi questioned drop-off. Jeffrey Bianco responded. Comm. Carl Bolz commented on the fact that it is only a structural issue. Discussion ensued. Carl Rodenhizer commented on funding. Comms. Barbara Plum and Victor Liburdi questioned safety, lighting, loitering, and security. Comm. David Roane questioned skateboarding. The applicants responded. A motion to approve a request to modify the approved site plan for the new Youth Center to be located in the lower level of Riverview Center with the condition that there be adequate lighting was made by Comm. David Roane and seconded by Comm. Victor Liburdi. Comm. Victor Liburdi stressed getting the funds to do it as originally planned. The motion passed unanimously. Applicant/agent The Connection Fund, Inc./Carl S. Rodenhizer SE98-8

ITEM 3.4  
APPROVED A RE-  
QUEST TO MODIFY  
THE APPROVED  
SITE PLAN FOR  
THE NEW YOUTH  
CENTER TO BE  
LCOATED IN THE  
LOWER LEVEL  
OF RIVERVIEW  
CENTER

On motion and second by Comms. Carl Bolz and Barbara Plum the Commission tabled a proposed Site Plan Review to construct an addition to an existing hair and tanning

ITEM 4.1  
TABLED PRO-  
POSED SITE PLAN

salon located at 875 Newfield Street. Vote was unanimous. Applicant/agent Domenico and Marco DiMauro SE93-6

REVIEW TO CON-  
STRUCT AN  
ADDITION TO AN  
EXISTING HAIR  
AND TANNING  
SALON LOCATED  
AT 875 NEWFIELD  
STREET

On motion and second by Comms. Carl Bolz and Barbara Plum the Commission scheduled a public hearing date of March 24, 1999 for a proposed three (3) lot resubdivision of the property of Salvatore Fazzino located on Bartholomew Road south of Shunpike Road to be known as Dina Estates. Vote was unanimous. Applicant/agent Salvatore Fazzino S99-3

ITEM 4.2  
SCHEDULED P.H.  
3/24/99 PROPOSED  
THREE LOT RE-  
SUBDIVISION OF  
THE PROPERTY  
OF SALVATORE  
FAZZINO LO-  
CATED ON  
BARTHLOMEW  
ROAD SOUTH OF  
SHUNPIKE ROAD  
TO BE KNOWN AS  
DINA ESTATES

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

ITEM 5  
P.H. TAPE  
RECORDING

A. Bongiovanni explained the need to table this item. Chm. W. Lee Osborne feels resubmission is warranted due to timing. Discussion ensued on waiving of the fees. On motion and second by Comms. Carl Bolz and David Roane the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. David Roane and Barbara Plum the Commission denied without prejudice a proposed two (2) lot resubdivision of a piece of property located at the corner of Elizabeth Lane and Chamberlain Road in the Lee Farms Estates Subdivision. Vote was unanimous. Applicant/agent C&C Lee Farms, Inc./ Alan Bongiovanni S99-1

ITEM 5.1  
DENIED WITH-  
OUT PREJUDICE  
A PROPOSED  
TWO LOT  
RESUBDIVISION  
OF A PIECE OF  
PROPERTY LO-  
CATED AT THE  
CORNER OF  
ELIZABETH LANE  
AND CHAMBER-  
LAIN ROAD IN  
THE LEE FARMS  
ESTATES SUB-

William Warner commented on the request for continuation. On motion and second by Comms. David Roane and Carl Bolz the Commission continued a proposed seven lot re-Subdivision of Lots #2 and #3, Cranberry Lane. Vote was unanimous. Applicant/agent Trican Realty, LLC/Alan Bongiovanni S99-2

William Warner commented. No one from the public spoke. On motion and second by Comms. David Roane and Barbara Plum the Commission adopted a Zoning Code text amendment to modify Section 61.01.19 Manufacturing with an effective date of March 30, 1999. Vote was unanimous. Proponent P&Z Dept. Z99-2

Atty. Vincent Marino explained the proposed amendment. Chm. W. Lee Osborne questioned staff. William Warner responded. Comm. David Roane questioned the process. Chm. W. Lee Osborne responded and commented on the American with Disabilities Act process. Comm. Carl Bolz spoke in support. Atty. Marino questioned why it was drafted this way. From the public, Arline Rich, Westfield Residents for Rational Development of Middletown, Inc., suggested alternate language but supported the proposed text. William Warner and Chm. W. Lee Osborne responded. Atty. Marino spoke in support. Comm. Victor Liburdi commented on the language. On motion and second by Comms. David Roane and Barbara Plum the Commission closed the public hearing. Vote was unanimous. A motion to adopt a Zoning Code text amendment to modify Section 30.05C Review Procedure with an effective date of March 30, 1999 was made by Comm. David Roane and seconded by Comm. Barbara Plum. Comm. Carl Bolz spoke in support and thinks Westfield Residents for Rational Development of Middletown, Inc. agrees. The motion passed unanimously. Applicant/agent

DIVISION

ITEM 5.2  
CONTINUED  
A PROPOSED  
SEVEN LOT  
RESUBDIVISION  
OF LOTS #2 AND  
#3, CRANBERRY  
LANE

ITEM 5.3  
ADOPTED A  
PROPOSED ZON-  
ING CODE TEXT  
AMENDMENT TO  
MODIFY SECTION  
61.01.19 MANU-  
FACTURING

ITEM 5.4  
ADOPTED A  
ZONING CODE  
TEXT AMEND-  
MENT TO MODIFY  
SECTION 30.05C  
REVIEW PRO-  
CEDURE

Wesleyan University/Vincent M. Marino, Esq., Halloran  
& Sage LLP Z99-3

Atty. Vincent Marino and Jeffrey Bianco explained the proposal at 208 High Street. Jeffrey Bianco commented on the Public Works and the Water/Sewer Departmental comments and clarified both. No one from the public spoke. On motion and second by Comms. David Roane and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. David Roane and Barbara Plum the Commission granted Site Plan Approval to alter an existing porch structure into stair and a handicap accessible ramp at 208 High Street with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent Wesleyan University/ Jeffrey D. Bianco, AIA SPR99-5

ITEM 5.5  
GRANTED SITE  
PLAN APPROVAL  
TO ALTER AN  
EXISTING PORCH  
STRUCTURE INTO  
STAIRS AND A  
HANDICAP  
ACCESSIBLE  
RAMP AT 208  
HIGH STREET

William Warner explained the proposal and read the letters from Central Connecticut Regional Planning Agency and Midstate Regional Planning Agency into the record. Arline Rich references catalog and retail sales. William Warner commented on accessory uses. Chm. W. Lee Osborne feels the Connecticut Center for Massage Therapy should be notified on accessory uses. On motion and second by Comms. David Roane and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. David Roane and Barbara Plum the Commission adopted a Zoning Code text amendment to modify Section 61.01.55 Vocational Schools with an effective date of March 30, 1999. Vote was unanimous. Proponent P&Z Comm. Z99-1

ITEM 5.6  
ADOPTED A  
ZONING CODE  
TEXT AMEND-  
MENT TO MODIFY  
SECTION 61.01.55  
VOCATIONAL  
SCHOOLS

On motion and second by Comms. James Fortuna and David Roane the Commission approved the minutes of the February 24, 1999 meeting. Vote was unanimous.

ITEM 6.1  
APPROVED THE  
MINUTES OF THE  
2/24/99 MEETING

There was no discussion.

ITEM 7  
DISCUSSION  
WITH PUBLIC

PLANNING AND ZONING COMMISSION REGULAR MEETING MARCH 10, 1999,  
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Adjournment was at 8:45 P.M.

ITEM 8  
ADJOURNMENT

Respectfully submitted,

William Warner  
Director of Planning, Conservation & Development