

PLANNING AND ZONING COMMISSION REGULAR MEETING MARCH 14, 2007, 7:00 P.M.
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Comm. Carl Bolz, Comm. James Fortuna, Comm. Andrew Rak,
Comm. Cynthia Jablonski, Comm. Les Adams, Comm. Deborah
Kleckowski, Comm. Ronald Borelli, Mayor Sebastian N. Giuliano,
Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
PRESENT

Chw. Barbara Plum, Comm. Sebastian Scalora

MEMBERS
ABSENT

William Warner, Director, Matt Dodge, Environmental Planning
Specialist

STAFF

There were approximately twenty-five (25) 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

Rob Novak of BL Companies explained the proposal using site
plans. No one from the public spoke. On motion and second by
Comms. Andrew Rak and Les Adams the Commission closed the
public hearing. Vote was unanimous. On motion and second by
Comms. Andrew Rak and Les Adams the Commission granted a
Special Exception for a drive-thru pharmacy at the Walgreen lo-
cated at 633 Washington Street. Vote was unanimous. Applicant/
agent The Walgreen Company/BL Companies, Inc. SE2006-11

ITEM 3.1
GRANTED A
SPECIAL EX-
CEPTION FOR
A DRIVE-THRU
PHARMACY AT
THE WALGREEN
LOCATED AT
633 WASHING-
TON STREET

On motion and second by Comms. James Fortuna and Ron Borelli
the Commission accepted withdrawal of a proposed Special Ex-
ception to allow a drive-thru at the Subway Restaurant located at
942 Washington Street. Vote was unanimous. Applicant/agent
Iraj Tirabadi/Carmen Giuliano SE2007-1

ITEM 3.2
ACCEPTED
WITHDRAWAL
OF A PROPOSED
SPECIAL EX-
CEPTION TO AL-
LOW A DRIVE-
THRU AT THE
SUBWAY RES-
TAURANT LO-
CATED AT 942
WASHINGTON
STREET

Joe Wren explained the proposal using site plans and architectural
renderings. He reviewed the traffic and geo-technical studies. Comm.
Carl Bolz questioned parking. Comm. Deborah Kleckowski questioned
the automatic doors. Comm. Ron Borelli questioned the sightlines and

ITEM 3.3
GRANTED A
SPECIAL EX-
CEPTION TO

stop signs. Comm. Les Adams questioned traffic. Comms. Andrew Rak and Cindy Jablonski questioned the pick-up and drop-off area. From the public, E. Tomaszewski and Atty. Ralph Wilson spoke in support. Joseph Carta, an abutting property owner, had concerns about wetlands. Mayor Sebastian N. Giuliano spoke in support. Joe Wren provided rebuttal to the public comment. Comm. Andrew Rak supported lights on a timer, a water and sewer easement buffer and fencing and planting on both sides. Discussion ensued on buffers and plantings. On motion and second by Comms. Andrew Rak and Ron Borelli the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Andrew Rak and Ron Borelli the Commission granted a 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 with the following conditions: 1) the parking lot lights be on a timer and shut off at 9 p.m.; and 2) the developer is to send certified letters to the abutters informing them to secure water quality reports from a certified test lab prior to construction. Vote was unanimous. Applicant/agent Santa Fe Leasing, LLC/Joe Wren, P.E. SE2007-4

Jeff and Joan Harvey explained the proposed text change and intent and need for the Special Exception. William Warner explained his comments. From the public, Michael Ennis spoke in support. Joshua Eddinger spoke at length in support. On motion and second by Comms. Andrew Rak and Les Adams the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Andrew Rak and Les Adams the Commission adopted a Zoning Code text to modify Section 60.02.38 Permanent Year Round Farm Markets to include the RPZ zone with an effective date of March 30, 2007. Applicant/agent Jeffery W. Harvey Z2007-1

There was no Old Business.

On motion and second by Comms. Andrew Rak and Ron Borelli the Commission scheduled a public hearing date of April 11, 2007 for a proposed Special Exception to construct two (2) additions to the Mohawk Manufacturing facility located at 1270 Newfield Street to be used for an indoor go-kart track/nascar shop to be known as Lucky Dog Motor Speedway. Vote was unanimous. Applicant/agent Sebeth River Real Estate Dev. Co./Georg Vrba, P.E. SE2007-2

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

ITEM 3.4
ADOPTED A ZONING CODE TEXT AMENDMENT TO MODIFY SECTION 60.02.38 PERMANENT YEAR ROUND FARM MARKETS

ITEM 4
OLD BUSINESS

ITEM 5.1
SCHEDULED P.H. 4/11/07 FOR A PROPOSED SPECIAL EXCEPTION TO CONSTRUCT TWO (2) ADDITIONS TO THE MOHAWK MANUFACTURING

FACILITY LO-
CATED AT
1270 NEWFIELD
STREET TO BE
USED FOR AN
INDOOR GO-
KART TRACK/
NASCAR SHOP
TO BE KNOWN
AS LUCKY DOG
MOTOR SPEED-
WAY

On motion and second by Comms. Andrew Rak and Les Adams the Commission scheduled a public hearing date of April 11, 2007 for a proposed Special Exception to construct a twenty-four (24) unit active adult community in front of the Middletown Elks Lodge between Saybrook Road, Clew Drive and Tryon Street. Vote was unanimous. Applicant/agent Middletown Elks Home Corporation/ Michael F. Dowley & Associates SE2007-3

ITEM 5.2
SCHEDULED P.H.
4/11/07 FOR A
PROPOSED
SPECIAL EXCEP-
TION TO CON-
STRUCT A
TWENTY-FOUR
(24) UNIT
ACTIVE ADULT
COMMUNITY
IN FRONT OF
THE MIDDLE-
TOWN ELKS
LODGE BE-
TWEEN SAY-
BROOK ROAD,
CLEW DRIVE,
AND TRYON
STREET

On motion and second by Comms. Andrew Rak and Ron Borelli the Commission scheduled a public hearing date of April 11, 2007 for a proposed Special Exception to construct Building #7 as part of the Nohl Crest III multi-family dwellings located off George Street. Vote was unanimous. Applicant/agent George Street of Middletown, LLC/Glenn Russo, Exc. Manager SE2007-8

ITEM 5.3
SCHEDULED P.H.
4/11/07 FOR A
PROPOSED
SPECIAL EX-
CEPTION TO
CONSTRUCT
BUILDING #7
AS PART OF
THE NOHL
CREST III
MULTI-
FAMILY
DWELLINGS

LOCATED OFF
GEORGE
STREET

On motion and second by Comms. Andrew Rak and Ron Borelli the Commission scheduled a public hearing date of April 11, 2007 for a proposed eleven (11) lot resubdivision of the property of John H. & Lynda R. Herrmann located on the west side of Crystal Lake Road and south of Prout Hill Road to be known as Trailside Crossing. Vote was unanimous. Applicant/agent AA Denorfia Building & Development/Harry E. Cole & Son/Stephen M. Giudice, L.S. S2006-7

ITEM 5.4
SCHEDULED P.H.
4/11/07 FOR A
PROPOSED
ELEVEN (11)
LOT RESUB-
DIVISION OF
THE PROPERTY
OF JOHN H. &
LYNDA R. HERR-
MANN LOCATED
ON THE WEST
SIDE OF CRY-
STAL LAKE
ROAD AND
SOUTH OF
PROUT HILL
ROAD TO BE
KNOWN AS
TRAILSIDE
CROSSING

On motion and second by Comms. Andrew Rak and Les Adams the Commission approved the minutes of the February 28, 2007 regular meeting. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF
2/28/07
REGULAR
MEETING

William Warner reported on the Pierce situation.

ITEM 6.2
ZEO REPORT

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. Ron Borelli and Les Adams the Commission adjourned the meeting at 10:00 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development