

Chm. W. Lee Osborne, Comm. Anthony J. Vasiliou,
Comm. Carl Bolz, Comm. Corrine Dorsey, Comm.
Jeffrey Pierce, Comm. Corrine Dorsey, Comm. David
Roane, Comm. James Fortuna, Comm. William Holley

COMMISSION
MEMBERS
PRESENT

Comm. Ron Klattenberg, Comm. Carl Chisem, Mayor
Maria Madsen Holzberg, Ex-Officio, Dir. P.W. Salvatore
Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Planning Director, Thomas Nigosanti,
Chief Engineer

STAFF

There were approximately twenty-five members of the
public.

PUBLIC

There was no discussion.

ITEM 2
DISCUSSION WITH
PUBLIC ON ITEMS ON
AGENDA

On motion and second by Comms. Anthony Vasiliou and
James Fortuna the Commission granted final approval of a
three lot subdivision of the Hill Development Corp. property
located on the east side of Laurel Grove Road (formerly part
of the Club) with the following conditions: 1) a cash bond in
the amount of \$12,000 be posted; and 2) all departmental
comments be addressed. Vote was unanimous. Applicant/
agent Dzialo, Pickett & Allen, P.C./Atty. Philip F. Karpel
PRD I

ITEM 3.1
GRANTED FINAL APPROVAL
OF A THREE LOT
SUBDIVISION OF THE
HILL DEVELOPMENT
CORP. PROPERTY LOCATED
ON THE EAST SIDE OF
LAUREL GROVE ROAD

On motion and second by Comms. Anthony Vasiliou and
James Fortuna the Commission scheduled a public hearing
date of April 9, 1997 for a proposed Special Exception
to convert an existing vacant residence to a new use as a
garden center and offices at 1397 Newfield Street. Vote
was unanimous. Applicant/agent Greenway Enterprises,
LLC DBA C&C Landscape/David Archambeault SE97-3

ITEM 4.1
SCHEDULED P.H.
4/9/97 PROPOSED SPECIAL
EXCEPTION TO CONVERT
AN EXISTING VACANT
RESIDENCE TO A NEW USE
AS A GARDEN CENTER
AND OFFICES AT 1397
NEWFIELD STREET

William Warner explained. On motion and second by
Comms. David Roane and Jeffrey Pierce the Commission,
having found compliance with the Plan of Development,
gave an affirmative G.S. 8-24 Review to convey a 0.2 acre
of property located on Main Street Extension to Mr. Anthony
Fonda for development. Comms. Anthony Vasiliou and David
Roane spoke in support. Vote was unanimous. Applicant/

ITEM 4.2
GAVE AN AFFIRMATIVE
G.S. 8-24 REVIEW TO
CONVEY A 0.2 ACRE OF
PROPERTY LOCATED ON
MAIN STREET EXTENSION
TO MR. ANTHONY FONDA

agent City of Middletown Public Works Department/
Salvatore C. Fazzino, Director

FOR DEVELOPMENT

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission scheduled a public hearing date of April 9, 1997 for a proposed amendment to the Conceptual Plan of Wesleyan Hills PRD from Commercial to Residential. Vote was unanimous. Applicant/agent Hill Development Corporation/Attorney Philip F. Karpel PRD

ITEM 4.3
SCHEDULED P.H.
4/9/97 PROPOSED AMENDMENT TO THE CONCEPTUAL PLAN OF WESLEYAN HILLS PRD FROM COMMERCIAL TO RESIDENTIAL

A motion to grant an affirmative G.S. 8-24 Review for construction of concrete sidewalks on Pine and Wadsworth Streets was made by Comm. David Roane. Thomas Nigosanti, Chief Engineer, explained the proposal. Comm. Jeffrey Pierce commented on who will be paying for the sidewalks. Chm. W. Lee Osborne commented in support and on the money issue. William Warner commented on conformance with the Plan of Development. Comm. Anthony Vasiliou questioned trees. Comm. William Holley commented on location. Discussion ensued on tree protection. Comm. Anthony Vasiliou moved to amend the main motion to limit the approval to only Wadsworth Street and table the remainder. Comm. David Roane accepted the friendly amendment. The main motion as amended passed unanimously. Applicant/agent City of Middletown Public Works Department/
Salvatore C. Fazzino, Director

ITEM 4.4
GAVE AN AFFIRMATIVE G.S. 8-24 REVIEW FOR CONSTRUCTION OF SIDEWALKS ON WADSWORTH STREET. TABLED REQUEST FOR CONSTRUCTION OF SIDEWALKS ON PINE STREET.

There is a tape recording of the public hearing available in the Planning and Zoning Office.

ITEM 5
P.H. TAPE RECORDING

Comm. Carl Bolz read the public hearing legal notice into the record. Chm. W. Lee Osborne announced that Atty. Michael Dowley, representing Tricon International LTD, has requested an extension of the public hearing. On motion and second by Comms. Anthony Vasiliou and Jeffrey Pierce the Commission continued the public hearing on a proposed 12 lot industrial resubdivision of the Tricon International property located on South Main Street near Round Hill Road. Vote was unanimous. Applicant/agent Tricon International LTD/Atty. Michael F. Dowley S96-16

ITEM 5.1
CONTINUED PROPOSED 12 LOT INDUSTRIAL RESUBDIVISION OF THE TRICON INTERNATIONAL PROPERTY LOCATED ON SOUTH MAIN STREET NEAR ROUND HILL ROAD

Atty. Frank White explained the proposal. Comm. Anthony Vasiliou questioned the common drives. Chm. W. Lee Osborne questioned the street standards. William Warner

ITEM 5.2
CONTINUED PROPOSED FOUR (4) LOT RESUB-

commented. From the public K. O'Leary commented on the plan and supports the conversion to residential. He was concerned about how it was laid out and requested there be only one driveway away from the corner and a buffer between the properties. Comm. Anthony Vasiliou questioned the applicant about the buffer. Comm. Jeffrey Pierce questioned the public. Earle Roberts commented on traffic, the rear lot and spoke in support. G. Perruccio supports the subdivision. Atty. Frank White noted withdrawal of any request to construct a 72x140 building. Discussion ensued on the lot lines. William Warner commented on non-conforming. Comm. Corrine Dorsey questioned erosion and sedimentation controls. Atty. Frank White commented on deed restrictions to restrict access. Comm. Anthony Vasiliou proposed to continue the public hearing so that the applicant can stake out the common driveway and investigate buffering. On motion and second by Comms. Anthony Vasiliou and David Roane the Commission continued the public hearing on a proposed four (4) lot resubdivision to include one rear lot of the Thomas E. Wilcox property located off Acer Drive near the intersection of South Main Street and Randolph Road. Vote was unanimous. Applicant/agent Thomas E. Wilcox S97-1

Atty. Dean Thomasson explained the proposal and the history of the previous approvals. He commented on the site plan, the parking and the waivers. Comm. Anthony Vasiliou questioned the parking and the historic uses. Comm. Jeffrey Pierce questioned the moratorium. Comm. Anthony Vasiliou noted the parking problems. On motion and second by Comms. Carl Bolz and Jeffrey Pierce the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Anthony Vasiliou and Jeffrey Pierce the Commission granted a Special Exception for an adaptive historic re-use to allow use of the second floor as professional offices at 234 Court Street. Vote was unanimous. Applicant/agent Stephen P. Bank & Donald J. Hiebel SE97-2

Comm. Carl Bolz read the public hearing legal notice. John Jackson explained the proposal. Comm. Anthony Vasiliou questioned the septic areas. John Jackson responded. Comm. Jeffrey Pierce questioned the division. William Warner responded. Comm. Carl Bolz requested better maps in the future. William Warner responded. On motion and second by Comms. David Roane and Anthony Vasiliou the Commission closed the public hearing. Vote was unanimous.

DIVISION TO INCLUDE
ONE REAR LOT OF THE
THOMAS E. WILCOX
PROPERTY LOCATED OFF
ACER DRIVE NEAR THE
INTERSECTION OF SOUTH
MAIN STREET AND
RANDOLPH ROAD

ITEM 5.3
GRANTED A SPECIAL
EXCEPTION FOR AN
ADAPTIVE HISTORIC
RE-USE TO ALLOW USE
OF THE SECOND FLOOR
AS PROFESSIONAL
OFFICES AT 234 COURT
STREET

ITEM 5.4
GRANTED FINAL APPROVAL
OF A TWO LOT RESUB-
DIVISION OF LOT #14
OF JACKSON FARMS
SUBDIVISION LOCATED
BETWEEN CHAUNCEY
AND CHAMBERLAIN

On motion and second by Comms. Anthony Vasiliou and Jeffrey Pierce the Commission granted final approval of a two lot resubdivision of Lot #14 of Jackson Farms Sub-division located between Chauncey and Chamberlain Roads with a lot line revision between Lots #5, #6, #13, and #14. Vote was unanimous. Applicant/agent John A. Jackson S97-2

ROADS WITH A LOT LINE
REVISION BETWEEN LOTS
#5, #6, #13, AND #14

The Commission chose to entertain Items #5.5 and #5.6 simultaneously. William Warner explained the proposal and AMENDMENTS

ITEMS 5.5/5.6
ADOPTED

discussed Professor Upgren's comments. He felt the language should be modified to require language regarding efficiency. Discussion ensued. From the public, Ann Bickford feels the regulations are good. On motion and second by Comms. David Roane and Jeffrey Pierce the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Anthony Vasiliou and David Roane the Commission adopted an amendment to Section 5.19.14 Street Lighting Facilities of the Subdivision Regulations and Section 55.04(A)5 Signs and lighting of the Zoning Code as amended with an effective date of April 15, 1997. Vote was unanimous. Proponent P & Z Comm. Z96-16

TO SECTION 5.19.14 OF
THE SUBDIVISION
REGULATIONS AND
SECTION 55.04(A)5 OF
THE ZONING CODE WITH
AN EFFECTIVE DATE OF
APRIL 15, 1997

The Commission acknowledged the ZEO Sign Report.

ITEM 6.1
ACKNOWLEDGED ZEO
SIGN REPORT

On motion and second by Comms. James Fortuna and Jeffrey Pierce the Commission approved the minutes of the February 26, 1997 meeting. Vote was unanimous.

ITEM 6.2
APPROVED MINUTES OF
2/26/97 MEETING

Comm. David Roane noted that he attended the special meeting. On motion and second by Comms. James Fortuna and Jeffrey Pierce the Commission approved the minutes of the March 12, 1997 special meeting as amended. Vote was unanimous.

ITEM 6.3
APPROVED MINUTES OF
3/12/97 SPECIAL MEETING
AS AMENDED

Comm. Jeffrey Pierce noted that the time of the adjournment should be changed to read "3:05 a.m.". On motion and second by Comms. James Fortuna and Jeffrey Pierce the Commission approved the minutes of the March 12, 1997 meeting as amended. Vote was unanimous.

ITEM 6.4
APPROVED MINUTES OF
3/12/97 MEETING AS
AMENDED

There was no discussion.

ITEM 6.5
LONG TERM GOALS

Comm. Jeffrey Pierce feels there should be a moratorium on group homes. Discussion ensued. Chm. W. Lee Osborne commented on revised regulations for moratoriums. Lengthy discussion ensued on proposed changes and changes in procedures.

There was no discussion.

Adjournment was at 10:39 P.M.

Respectfully submitted,

William Warner
Director of Planning

OTHER DISCUSSION

ITEM 7
DISCUSSION WITH
PUBLIC

ITEM 8
ADJOURNMENT