

PLANNING AND ZONING COMMISSION REGULAR MEETING MARCH 28, 2001, 7:30 P.M. PAGE 1
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Chw. William Holley III, Comm Barbara Plum, Comm. James Fortuna, Comm. David Roane, Comm. George Lapadula, Comm. Andrew Rak, Comm. Carl Bolz, Comm. Stephen Gadomski,

COMMISSION
MEMBERS
PRESENT

Comm. Corrine Dorsey, Comm. John Voli, Mayor Domenique Thornton, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director, Wayne Bell, Zoning Enforcement Officer, Thomas Nigosanti, Chief Engineer

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

Chm. William Holley indicated that Item #2b.2 would be tabled. The public was very upset and discussion ensued. A motion to set a five minute time limit for speakers was made by Comm. George Lapadula and seconded by Comm. James Fortuna. Comm. David Roane expressed concern. Comm. George Lapadula responded. The motion passed with Comm. David Roane opposed and Chm. William Holley, Comm. Barbara Plum, Comm. James Fortuna, Comm. George Lapadula, Comm. Andrew Rak, Comm. Carl Bolz and Comm. Stephen Gadomski in favor. Lawrence Buck asked for twenty minutes at the end of the agenda. Eleanor Kelsey commented on Country Club and Massa Tom Roads, the Zoning Enforcement Officer and sightlines and obstructions. N. O'Connell thanked the Commission for their work on the I-3 zone. Katchen Coley, a member of the Conservation Commission, commented in their I-3 committee report and the application to the ERT committee. David Titus commented on the Connecticut River Interceptor Sewer Project (CRISP).

ITEM 2
DISCUSSION WITH
PUBLIC ON ITEMS
ON AGENDA

Comm. James Fortuna read the legal notice into the record and questioned the signs. Wayne Bell indicated that the signs were in place. Guy Russo, Director of the Water and Sewer Department, indicated that the signs had been knocked over. Comm. George Lapadula commented on securing the sign into the ground. Guy Russo commented. A motion to table 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 until the April 11, 2001 meeting was made by Comm. Andrew Rak and seconded by Comm. George Lapadula. The motion passed with Comm. David Roane opposed and Chm. William Holley, Comm. Barbara Plum, Comm. James Fortuna, Comm. George Lapadula, Comm. Andrew Rak, Comm. Carl Bolz and Comm. Stephen Gadomski in favor. Chm. William Holley indicated that he wants the Zoning Enforcement Officer to inspect the signs on a daily basis. Applicant/agent City of Middletown Dept. of Water & Sewer/DeCarlo & Doll, Inc. SPR2001-6

ITEM 2b.1
TABLED 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 UNTIL
THE 4/11/01 MEETING

On motion and second by Comms. James Fortuna and Andrew Rak the Commission tabled a proposed Special Exception for multi-family dwellings to be located on the west side of George Street between Washington Street and Boston Road to be known

ITEM 2b.2
TABLED A PROPOSED
SPECIAL EXCEPTION
FOR MULTI-FAMILY

as Nohl Crest. Vote was unanimous. Applicant/agent Landmark Development Group, LLC/Michael F. Dowley, Esq. SE2000-9

DWELLINGS TO BE
LOCATED ON THE
WEST SIDE OF
GEORGE STREET BE-
TWEEN WASHING-
TON STREET AND
BOSTON ROAD TO
BE KNOWN AS
NOHL CREST

Comm. James Fortuna read the legal notice into the record. Comm. Barbara Plum and Atty. Michael Dowley questioned and explained the public hearing sign. On motion and second by Comms. Barbara Plum and George Lapadula the Commission tabled a proposed Zoning Map amendment to rezone the rear portion of the property of Diane Magee etals located on the east side of Newfield Street north of Stoneycrest Drive from the Newfield Street Planned Retail Business Commercial (NPC) zone to the M (Multi-family) zone. Vote was unanimous. Applicant/agent Landmark Development Group, LLC/Michael F. Dowley Z2001-1

ITEM 2b.3
TABLED A PROPOSED
ZONING MAP
AMENDMENT TO
REZONE THE REAR
PORTION OF THE
PROPERTY OF DIANE
MAGEE ETALS LO-
CATED ON THE EAST
SIDE OF NEWFIELD
STREET NORTH OF
STONEYCREST
DRIVE FROM THE
NEWFIELD STREET
PLANNED RETAIL
BUSINESS COM-
MERCIAL (NPC)
ZONE TO THE M
(MULTI-FAMILY)
ZONE

A motion to table a proposed Zoning Code text amendment to modify Section 46.02 to update the new revision date of the maps provided by the government through the Federal Emergency Management Agency was made by Comm. James Fortuna and seconded by Comm. Andrew Rak. Comm. James Fortuna withdrew the motion. William Warner requested withdrawal. On motion and second by Comms. James Fortuna and George Lapadula the Commission accepted withdrawal of a proposed Zoning Code text amendment to modify Section 46.02 to update the new revision date of the maps provided by the Federal Emergency Management Agency. Vote was unanimous. Proponent P&Z Commission Z2001-3

ITEM 2b.4
ACCEPTED WITH-
DRAWAL OF A
PROPOSED ZON-
ING CODE TEXT
AMENDMENT TO
MODIFY SECTION
46.02 TO UPDATE
THE NEW REVISION
DATE OF THE MAPS
PROVIDED BY THE
FEDERAL EMER-
GENCY MANAGE-
MENT AGENCY

There was no Old Business.

ITEM 3
OLD BUSINESS

On motion and second by Comms. Andrew Rak and James Fortuna the Commission scheduled a public hearing date of May 9, 2001 for a proposed Special Exception to convert an existing vacant building at 80 East Main Street to a new use as office space for the Community Renewal Team (CRT). Vote was unanimous. Applicant/agent Philip H. W. Redford/

ITEM 4.1
SCHEDULED P.H.
5/9/01 FOR A
SPECIAL EXCEP-
TION TO CONVERT
AN EXISTING VA-

T.F. Jackowiak SE2001-3

CANT BUILDING AT
80 EAST MAIN
STREET TO A NEW
USE AS OFFICE
SPACE FOR THE
COMMUNITY RE-
NEWAL TEAM
(CRT)

On motion and second by Comms. George Lapadula and James Fortuna the Commission tabled a proposed Site Plan Review to construct a new building on Lot #3 of the McInerney Subdivision located on Bradley Street. Vote was unanimous. Applicant/agent Middle &Bradley Associates, LLC/Bascom & Magnotta, Inc. c/o Frank Magnotta

ITEM 4.2
TABLED PROPOSED
SITE PLAN REVIEW
TO CONSTRUCT A
NEW BUILDING ON
LOT #3 OF THE MC-
INERNEY SUB-
DIVISION LOCATED
ON BRADLEY
STREET

On motion and second by Comms. Carl Bolz and George Lapadula the Commission scheduled a public hearing date of May 9, 2001 for a proposed Zoning Map amendment to change the boundary of the Downtown Village District zone to include the former Police Station at 66 Church Street. Vote was unanimous. Applicant/agent MGRS, Inc./Mr. William Vasiliou, Secretary Z2001-6

ITEM 4.3
SCHEDULED P.H.
5/9/01 PROPOSED
ZONING MAP A-
MENDMENT TO
CHANGE THE
BOUNDARY OF THE
DOWNTOWN VIL-
LAGE DISTRICT
ZONE TO INCLUDE
THE FORMER PO-
LICE STATION AT
66 CHURCH STREET

On motion and second by Comms. George Lapadula and Andrew Rak the Commission gave a negative G.S. 8-24 Review for Phase I-b, Sanitary Sewers for the Connecticut River Interceptor Sewer Project (CRISP). Vote was unanimous. Applicant/agent City of Middletown Water and Sewer Department/Guy P. Russo, Director

ITEM 4.4
GAVE A NEGATIVE
G.S. 8-24 REVIEW
FOR PHASE I-b,
SANITARY SEWERS
FOR THE CONNEC-
TICUT RIVER IN-
TERCEPTOR SEWER
PROJECT (CRISP)

On motion and second by Comms. Carl Bolz and George Lapadula the Commission approved the minutes of the February 28, 2001 Workshop. Vote was unanimous with Comm. Barbara Plum abstaining.

ITEM 5.1
APPROVED THE
MINUTES OF THE
2/28/01 WORKSHOP

On motion and second by Comms. George Lapadula and James Fortuna the Commission approved the minutes of the February 28, 2001 Meeting. Vote was unanimous with Comm. Barbara Plum abstaining.

ITEM 5.2
APPROVED THE
MINUTES OF THE
2/28/01 MEETING

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On motion and second by Comms. George Lapadula and James Fortuna the Commission approved the minutes of the March 14, 2001 Meeting. Vote was unanimous.

ITEM 5.3
APPROVED THE
MINUTES OF THE
3/14/01 MEETING

Wayne Bell, the Zoning Enforcement Officer, gave a verbal and a written report on Bradley Street and other projects Comm. Carl Bolz asked for.

ITEM 5.2
ACCEPTED ZEO
REPORT

Lawrence Buck commented on approved roads, title searching, public roads, and the need to have the Public Works Department submit a map of all public roads. Chm. William Holley asked for a response to Mr. Buck's letter and why the City Attorney is not at the meeting.

ITEM 6
DISCUSSION
WITH PUBLIC

A motion to extend the I-3 zone Moratorium for another month was made by Comm. Barbara Plum. Discussion ensued on the need for a public hearing. Chm. William Holley feels it is not necessary and asked William Warner to get the directors of various city departments to provide more information. Comm. George Lapadula asked that the Public Works, the Police and the Water & Sewer Departments to provide input and spoke at length. Comm. Andrew Rak agreed that there are serious issues with roads. Comm. David Roane commented on pre-deposition the need to be careful about it. The motion to extend the I-3 zone Moratorium one month passed with Chm. William Holley, Comm. Barbara Plum, Comm. James Fortuna, Comm. George Lapadula, Comm. Andrew Rak in favor and Comms. David Roane and Carl Bolz opposed.

ITEM 6.1
COMMISSION
AFFAIRS

Adjournment was at 8:56 P.M.

ITEM 7
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning, Conservation and Development