

PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 9, 2003, 7:00 P.M., PAGE 1
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Comm. Stephen Gadomski, Comm. James Fortuna, Comm. George Lapadula, Comm. Andrew Rak, Comm. William Wilson, Comm. John Pieper, Comm. Carl Bolz, Comm. Stephen Shapiro

COMMISSION
MEMBERS
PRESENT

Chw. Barbara Plum, Comm. John Voli, Mayor Dominique Thornton, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director, Thomas Nigosanti, Chief Engineer

STAFF

There were approximately fifteen (15) 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

Barton Bovee, the engineer, apologized for any previous confusion, explained the revisions and drainage and discussed the concerns of the public and possible solutions to raise the homes or install a drain along the back of the property. Comm. George Lapadula questioned Tom Nigosanti on the revisions, who responded that many issues still needed to be addressed. Comm. William Wilson questioned the revised plans. Barton Bovee responded. Comm. Carl Bolz commented on the Health Departmental comment. Barton Bovee responded. Comm. Andrew Rak connected the swale to the perc tests and indicated the problems that could arise. Comm. Stephen Gadomski suggested continuing the public hearing. On motion and second by Comms. Andrew Rak and William Wilson the Commission continued the public hearing for a proposed fourteen (14) lot resubdivision of the property of Evelyn Larson, Executrix of the estate of Evelyn Hubbard and Katherine Slack, Executrix of the estate of Helen Hubbard located on the north side of Chamberlain Road between Elizabeth Lane and Oakcliff Road to be known as Fawn Meadow Estates with the developer's consent. Vote was unanimous. Applicant/agent J. Russo Custom Home Builders, LLC/MBAEngineering, Inc. Attn: Barton Bovee, P.E. S2002-26

ITEM 2b.1
CONTINUED THE
P.H. FOR A PRO-
POSED FOUR-
TEEN LOT RE-
SUBDIVISION
OF THE PRO-
PERTY OF
EVELYN LARSON,
EXECUTRIX OF THE
ESTATE OF EVELYN
HUBBARD AND
KATHERINE SLACK,
EXECUTRIX OF THE
PROPERTY OF HELEN
HUBBARD LOCATED
ON THE NORTH SIDE
OF CHAMBERLAIN
ROAD BETWEEN
ELIZABETH LANE
AND OAKCLIFF
ROAD TO BE
KNOWN AS FAWN
MEADOW ESTATES

Atty. Michael Dowley commented on the moratorium, the submission of the complete application and scheduling of the public hearing. He reviewed the plans, commented on the adult community and indicated that twenty-five (25%) percent of the homes are limited to people fifty-five (55) or older. Thaddeus Bysiewicz commented on the history of the property, the detention ponds, the cul-de-sacs, and solar considerations. K. Stevens, the engineer, explained the proposal for cluster development. M.B. Murphy, the land architect, explained the proposed land scope plan. Atty. Michael Dowley commented on the positive as-

ITEM 2b.2
CLOSED THE P.H.
FOR A PROPOSED
NINETEEN LOT RE-
SUBDIVISION WITH
A SPECIAL EXCEP-
TION FOR A CLUS-
TER OPEN SPACE
SUBDIVISION OF

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pects of the cluster design, the walking path, and the sidewalks. Phyllis Bysiewicz, a real estate broker, spoke on the active adult housing, the market and the tremendous demand coming from the baby boom generation. She indicated that smaller lots and bigger homes are desired with school children in an active adult housing. Atty. Michael Dowley concluded and requested approval subject to all departmental comments. From the public, Atty. Joan Malloy, the attorney representing Ravenswood Construction Co., an adjoining property owner, questioned the completeness of the application and asked that the previous comments be included in the record. She commented on completeness of the record, the required documents, the Water & Sewer easements and indicated the Water & Sewer easement is not available. Richard Fisk is opposed to the application, displayed a plan of the Country Hill Subdivision and indicated it was a cluster subdivision. He is opposed to using cluster in this location. Atty. Michael Dowley concluded on open space, wetlands, water & sewer, the cluster design and competition from the neighbor. On motion and second by Comms. George Lapadula and James Fortuna the Commission closed the public hearing for a proposed nineteen (19) lot resubdivision with a Special Exception for a cluster open space subdivision of the property of Thaddeus P. Bysiewicz located on the south side of South Plumb Road off East Street and placed the item under Old Business at the next commission meeting. Vote was unanimous. Comm. George Lapadula feels the Director should meet with the City Attorney and the Inland Wetlands Agency and report on dates, completeness of the application and water & sewer. William Warner commented. Comm. Carl Bolz wants staff to evaluate conventional and see if it's reasonable. Applicant/agent Thaddeus P. Bysiewicz/Dowley & Associates S2003-4

THE PROPERTY
OF THADDEUS
P. BYSIEWICZ
LOCATED ON
THE SOUTH SIDE
OF SOUTH PLUMB
ROAD OFF EAST
STREET

Comm. Stephen Gadomski indicated he listened to the tapes from the last meeting. A motion to grant a Special Exception for a proposed Special Exception for a proposed vehicle maintenance facility to be located in the flood plain at S.G. Marino Crane Service, Inc. on Mill Street was made by Comm. George Lapadula and seconded by Comm. A. Rak finding it meets the special exception criteria. Comm. Stephen Gadomski asked William Warner for any comments, who suggested cut off lighting for existing and proposed lights and a stockade fence be placed along the top of the slope on the Warner Avenue properties. Comms. George Lapadula and Andrew Rak accepted the conditions as a friendly amendment. Comm. Andrew Rak commented on the benefits of the building and the conflict with the residential and industrial zones. They felt having the building will help the noise and the exhaust. Comm. Carl Bolz feels the fence should be an option of the neighbors and agreed that the building and the conditions would improve the situation. The motion as amended passed unanimously. Applicant/agent Marino Crane/Conklin & Soroka SE2003-

ITEM 3.1
GRANTED A
SPECIAL EX-
CEPTION FOR
A PROPOSED
VEHICLE
MAINTENANCE
FACILITY TO
BE LOCATED
IN THE FLOOD
PLAIN AT S.G.
MARINO CRANE
SERVICE, INC.

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R. Berlandy, the engineer, G. Yakel, the architect, D. Morgan, Chairman of the Building Commission, and K. Jackson, the Board of Education, were present. R. Berlandy explained the previous approvals and the parking problem on the site. He explains various alternatives and displayed plans on how the crest of the hill will be cut back. Comm. George Lapadula questioned utilities in the road. R. Berlandy responded on relocating of the power and water main. Comm. George Lapadula commented on the previous meeting and the opposition to lowering the roads and making it more dangerous. Comm. John Pieper questioned the parking need and alternatives. R. Berlandy responded on the wetlands and flood plain constraints. Comm. Andrew Rak questioned the retaining wall and the shortening of the drop off area. D. Morgan, commented on bond funds and priorities. R. Berlandy commented on the retaining wall. Comms. Andrew Rak and George Lapadula commented at length on getting an Inland Wetlands permit and the retaining wall. Comm. George Lapadula commented on leaving the lump in the road as it causes drivers to drive more safely. He referenced the Moody School situation. A motion to give an affirmative G.S. 8-24 Review for reconstruction of a portion of Wesleyan Hills Road as part of the school improvement project for Wesley Elementary School was made by Comm. Andrew Rak and seconded by Comm. George Lapadula. The motion failed unanimously. Applicant/agent AN Consulting Engineers/Richard M. Berlandy, P.E. Chief Environmental Engineer

On motion and second by Comms. George Lapadula and Andrew Rak the Commission approved the minutes of the March 26, 2003 meeting. Vote was unanimous.

William Warner commented on the Camozzi issue.

There was no discussion.

On motion and second by Comms. George Lapadula and James Fortuna the Commission adjourned the meeting at 10:00 p.m. Vote was unanimous.

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development

ITEM 4.1
GAVE A NEGATIVE
G.S. 8-24 REVIEW
FOR RECON-
STRUCTION OF A
PORTION OF WES-
LEYAN HILLS
ROAD AS PART OF
THE SCHOOL IM-
PROVEMENT PRO-
JECT FOR WESLEY
ELEMENTARY
SCHOOL

ITEM 5.1
APPROVED THE
MINUTES OF THE
3/26/03 MEETING

ITEM 5.2
ZEO REPORT

ITEM 6
DISCUSSION WITH
PUBLIC

ITEM 7
ADJOURNMENT