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Chw. Barbara Plum, Comm. George Lapadula, Comm. Andrew Rak, Comm. Carl Bolz, Comm. William Wilson, Comm. John Pieper, Comm. John Voli, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Comm. Stephen Gadowski, Comm. James Fortuna, Comm. Stephen Shapiro, Mayor Domenique Thornton, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director

STAFF

There were approximately ten (10) 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

D. Cormier spoke in support regarding Items #4.2 and 4.3 and discussed enrollment and the need for more space. E. Dypa read a prepared letter into the record expressing concerns regarding Item #4.2, the Lutheran Home application, and submitted pictures of the site lines.

ITEM 2
DISCUSSION
WITH PUBLIC
ON ITEMS ON
AGENDA

Chw. Barbara Plum indicated that Items #2b.1 and 2b.3 would be tabled. On motion and second by Comms. George Lapadula and Andrew Rak the Commission tabled a proposed Site Plan Review to construct a clinical laboratory/outpatient surgery facility at Middlesex Hospital located at 28 Crescent Street. Vote was unanimous. Applicant/agent Roger Quinley (Middlesex Hospital)/Philip Karpel (Dzialo Pickett & Allen) SPR2002-13

ITEM 2b.1
TABLED A PRO-
POSED SITE PLAN
REVIEW TO CON-
STRUCT A CLINICAL
LABORATORY/
OUTPATIENT SUR-
GERY FACILITY
AT MIDDLESEX
HOSPITAL LOCATED
AT 28 CRESCENT
STREET

Atty. Vincent Marino explained the proposal. Alan Rubacha, the project manager, explained the reason for the modification. W. Talcott, the architect, explained the proposed site plans. Comm. Carl Bolz questioned the parking. W. Talcott responded. Comms. George Lapadula and John Pieper questioned why gravel parking and had planning concerns. W. Talcott responded that the applicant would agree to pave if necessary. Comm. George Lapadula feels it should be paved. Comm. John Pieper questioned handicapped parking. Comm. Andrew Rak questioned drainage. Comm. John Voli questioned easements. Atty. Vincent Marino responded. Chw. Barbara Plum questioned the street elevation. Alan Rubacha showed the street elevation with doors. No one from the public spoke. Atty. Vincent Marino indicated that Section 30, the ID Zone, applies in this case. On motion and second by Comms. George Lapadula and William Wilson

ITEM 2b.2
GRANTED SITE
PLAN APPROVAL
TO DEMOLISH AN
EXISTING BUILD-
ING AND CON-
STRUCT A NEW
BUILDING ON THE
SAME FOUNDATION
FOR A DANCE
STUDIO AT 247
PINE STREET

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the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Andrew Rak and George Lapadula the Commission granted Site Plan Approval to demolish an existing building and construct a new building on the same foundation for a dance studio at 247 Pine Street with the condition that: 1) the entire lot be paved; and 2) that all departmental comments be addressed. Vote was unanimous. Applicant/agent Wesleyan University-Alan Rubacha SPR2002-14

On motion and second by Comms. Andrew Rak and William Wilson the Commission tabled a proposed eleven (11) lot re-subdivision of the property of Michael C. Gazzillo located at 1340 Randolph Road to be known as Country Farm. Vote was unanimous. Applicant/agent Michael C. Gazzillo/Stephen T. Gionfriddo

ITEM 2b.3
TABLED A PROPOSED ELEVEN (11) LOT RESUBDIVISION OF THE PROPERTY OF MICHAEL C. GAZZILLO LOCATED AT 1340 RANDOLPH ROAD TO BE KNOWN AS COUNTRY FARM

On motion and second by Comms. George Lapadula and Andrew Rak the Commission opened and continued the the public hearing for a proposed seventeen (17) lot re-subdivision with a Special Exception for a large lot environmentally sensitive subdivision with a private road of the property of Grace K. Harmon, Marion K. Seifert, and Isabel K. Wimler located on the southerly side of Kelsey Street across from Paterson Drive to be known as Orchard Hill Estates. Vote was unanimous. Applicant/agent Howard Carlson/Christopher G. Bell S2002-4

ITEM 2b.4
OPENED AND CONTINUED THE P.H. FOR A PROPOSED SEVENTEEN LOT RE-SUBDIVISION WITH A SPECIAL EXCEPTION FOR A LARGE LOT ENVIRONMENTALLY SENSITIVE SUBDIVISION WITH A PRIVATE ROAD OF THE PROPERTY OF GRACE K. HARMON, MARION K. SEIFERT, AND ISABEL K. WIMLER LOCATED ON THE SOUTHERLY SIDE OF

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KELSEY STREET
ACROSS FROM
PATERSON
DRIVE TO BE
KNOWN AS OR-
CHARD HILL
ESTATES

William Warner explained the Department of Transportation requirements. On motion and second by Comms. George Lapadula and William Wilson the Commission approved a request for modification of the preliminary approval of the Donitta S. Griffith Subdivision located between Olympus Parkway and Ballfall Road with regard to the driveways with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent Donitta S. Griffith S2001-17

ITEM 3.1
APPROVED A RE-
QUEST FOR
MODIFICATION
OF THE PRE-
LIMINARY AP-
PROVAL OF THE
DONITTA S.
GRIFFITH SUB-
DIVISION LOCATED
BETWEEN OLYM-
PUS PARKWAY
AND BALLFALL
ROAD WITH RE-
GARD TO THE
DRIVEWAYS

Atty. Michael Dowley explained the proposal, the history of the Lutheran Home and what they do. He indicated that the Beth Page building will be converted to six (6) residential units, indicated there will be no loud speaker, the dumpster will be removed and that there will be no early morning garbage pick-up. A. Sarabein explained the site plan and the existing features, parking and utilities, indicated that the Inland Wetlands Agency granted approval and that all departmental comments have been addressed. E. Loor, President of Lutheran Manor, explained the needs of the facility and the type of units. Atty. Michael Dowley summarized and requested approval. Comm. Andrew Rak questioned the property to the north, traffic patterns and ground water testing. M. Goodin explained the test wells from 1991 and indicated there is no need for monitoring the wells now. Comm. William Wilson questioned traffic impacts. Atty. Michael Dowley responded. From the public, G. Newman questioned sidewalks and the need for them. Atty. Michael Dowley responded that the sidewalks would infringe on the wetlands. E. Dypa commented on traffic, sidewalks and speeding. A motion to grant Site Plan Approval to construct a new ninety (90) unit senior housing and senior assisted living facility at the Lutheran Manor campus located on Congdon Street was made by Comm. Andrew Rak and seconded by

ITEM 4.1
GRANTED SITE
PLAN APPROVAL
TO CONSTRUCT
A NEW NINETY
(90) UNIT SENIOR
HOUSING AND
SENIOR ASSIST-
ED LIVING
FACILITY AT THE
LUTHERAN MANOR
CAMPUS LOCATED
ON CONGDON
STREET

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Comm. Carl Bolz. Comm. Andrew Rak feels the Public Works and the Police Departments should evaluate the need for pedestrian traffic. William Warner responded that it will be hard to link the need for sidewalks to this project. Comm. George Lapadula commented on the steep hill on Ridgewood Road, feels the employees should go out to East Street and buses should go up to the Lutheran Home rather than make them walk to East Street or Ridgewood Road. The motion passed unanimously. Applicant/agent Lutheran Social Service Association of New England, Inc./Michael F. Dowley SE85-10

On motion and second by Comms. George Lapadula and William Wilson the Commission scheduled a public hearing date of May 8, 2002 for a proposed Special Exception to construct 200 multi-family dwellings to be located on the west side of George Street between Washington Street and Boston Road to be known as Nohl Crest II. Vote was unanimous. Applicant/agent George Street of Middletown, LLC/ Glenn Russo, Manager SE2002-1

ITEM 4.2
SCHEDULED P.H.
5/8/02 FOR A PRO-
POSED SPECIAL
EXCEPTION TO
CONSTRUCT 200
MULTI-FAMILY
DWELLINGS TO
BE LOCATED ON
THE WEST SIDE
OF GEORGE
STREET BETWEEN
WASHINGTON
STREET AND BOS-
TON ROAD TO BE
KNOWN AS NOHL
CREST II

Ken Jackson, Director of Facilities, and Michael Colarusso explained the proposals for temporary classrooms and the proposed locations. Comm. William Wilson commented on the need for classrooms just at Moody School and asked if bussing of the children is a problem. Comm. Andrew Rak questioned the capacity of Moody School. On motion and second by Comms. George Lapadula and John Voli the Commission gave an affirmative G.S. 8-24 Review to lease two re-locatable classrooms to be installed at Middletown High School and two re-locatable classrooms to be located at Moody Elementary School. Vote was unanimous. Applicant/agent Middletown Public Schools/Carol Parmelee-Blancato

ITEM 4.3
GAVE AN AF-
FIRMATIVE G.S.
8-24 REVIEW TO
LEASE TWO RE-
LOCATABLE
CLASSROOMS TO
BE INSTALLED AT
MIDDLETOWN
HIGH SCHOOL
AND TWO RE-
LOCATABLE
CLASSROOMS TO
BE LOCATED AT
MOODY ELEMEN-
TARY SCHOOL

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Comm. George Lapadula feels the minutes should reflect who is acting as Chair. Comm. John Voli indicated that he was present but was late, that there were not seventy-five (75) people present, and that the meeting ended at 7:35 p.m. On motion and second by Comms. George Lapadula and John Voli the Commission approved the minutes of the March 27, 2002 meeting as amended. Vote was unanimous.

ITEM 5.1
APPROVED
THE MINUTES
OF THE 3/27/02
MEETING AS
AMENDED

Comm. George Lapadula questioned High and Warwick Streets and the cars that are for sale on city property. He feels there should be a sign posted saying no parking or repair. William Warner responded. Discussion ensued on zoning enforcement and court costs. Comm. George Lapadula commented on the violation tickets. Chw. Barbara Plum thanked Denise Bradley, the Residential Rehab Specialist, for her excellent work. Comm. Andrew Rak questioned the dates on public hearing signs. William Warner and Comm. George Lapadula commented.

ITEM 5.2
ACCEPTED THE
ZEO REPORT

Arline Rich, Westfield Residents for Rational Development of Middletown, Inc., commented on a retail facility for prescription drugs on Industrial Park Road and drainage at the Stone Resources facility.

ITEM 6
DISCUSSION WITH
PUBLIC

On motion and second by Comms. George Lapadula and William Wilson the Commission adjourned the meeting at 8:40 p.m.

ITEM 7
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development