

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna,
Comm. Andrew Rak., Comm. Cynthia Jablonski, Comm. Les Adams,
Comm. Deborah, Kleckowski, Comm. Ronald Borelli, Comm. John
Pieper, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
PRESENT

Comm. Sebastian Scalora, Mayor Sebastian N. Giuliano, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Matt Dodge, Environmental Planning
Specialist

STAFF

There were approximately eighty (80) 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

Atty. Myron Poliner presented the application. Frank Magnotta,
the engineer, reviewed a FEMA flood map of the area, submitted
a letter and summary sheet explaining the watershed and pictures
of the site. Discussion ensued. From the public, Atty. Michael
Dowley indicated that he was representing the neighbors. Shawn
Graves submitted pictures of the flooding in various locations and
a letter into the record. Roger Goodrich commented on the flooding
issue. Jeff Harvey commented on the flooding issue and submitted
photographs of flooding at various locations. Michael Ennis com-
mented on the Inland Wetlands and Watercourses Agency com-
ments. Jesse Spencer submitted documentation of flooding from the
internet into the record. Shannon B. of 191 Lee Street spoke in
opposition. Marcia Graves spoke in opposition. Michael Ennis sub-
mitted letters from Kip Kolasinshas into the record. Atty. Michael
Dowley commented. Atty. Myron Poliner requested a recess to
review the pictures from the public. The Commission recessed at
at 9:15 p.m. and resumed the meeting at 9:25 p.m. Atty. Myron
Poliner requested that the public hearing be continued to the next
meeting in order to adequately review the data. On motion and
second by Comms. Andrew Rak and Les Adams the Commission
continued the public hearing for a proposed five (5) lot resub-
division of the property of Helene Ferrari and Frank Ferrari,
Executors of the estate of Eloise Greco, located on the south side
of Randolph Road between Lee Street and Paddock Road and
across from the intersection with Chauncey Road. Vote was un-
animous. Applicant/agent Helene Ferrari S2007-1

ITEM 3.1
CONTINUED
P.H. FOR A
PROPOSED
FIVE (5) LOT
RESUB-
DIVISION OF
THE PROPERTY
OF HELENE
FERRARI AND
FRANK FERRARI,
EXECUTORS OF
THE ESTATE OF
ELOISE GRECO,
LOCATED ON
THE SOUTH
SIDE OF RAN-
DOLPH ROAD
BETWEEN LEE
STREET AND
PADDOCK ROAD
AND ACROSS
FROM THE IN-
TERSECTION
WITH CHAUN-
CEY ROAD

On motion and second by Comms. Carl Bolz and Andrew Rak
the Commission accepted withdrawal of a proposed Special Ex-

ITEM 3.2
ACCEPTED

ception to construct a six (6) unit condominium at 21 West Silver Street. Vote was unanimous. A new application has been submitted and on motion and second by Comms. Carl Bolz and James Fortuna the Commission scheduled a public hearing date of May 9, 2007. Vote was unanimous. Applicant/agent Garofalo & Saraceno Construction, LLC/Atty. Michael Dowley SE2007-7

WITHDRAWAL
OF A PROPOSED
SPECIAL EX-
CEPTION TO
CONSTRUCT
A SIX (6) UNIT
CONDOMINIUM
AT 21 WEST
SILVER STREET
AND SCHE-
DULED A P.H.
DATE OF 5/9/07

The applicant indicated that the certified letters to the abutters were not sent out. On motion and second by Comms. Carl Bolz and Andrew Rak the Commission tabled a proposed Special Exception to convert an existing single family dwelling located at 88 Woodward Avenue to a two-family. Vote was unanimous. Applicant/agent Carl Morello SE2007-5

ITEM 3.3
TABLED A
PROPOSED
SPECIAL EX-
CEPTION TO
CONVERT AN
EXISTING
SINGLE
FAMILY
DWELLING
LOCATED AT
88 WOOD-
WARD AVENUE
TO A TWO-
FAMILY

Steven Rocco, the architect, presented the proposal. Georg Vrba, the engineer, displayed a smaller version of the plans. Discussion ensued. No one from the public spoke. On motion and second by Comms. Carl Bolz and Andrew Rak the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Andrew Rak and Carl Bolz the Commission granted a 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 Sebethe River Real Estate Dev. Co./Georg Vrba, P.E. SE2007-2

ITEM 3.4
GRANTED A
SPECIAL EX-
CEPTION TO
CONSTRUCT
TWO (2) AD-
DITIONS TO
THE MOHAWK
MANUFAC-
TURING
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

Atty. Michael Dowley and George Smilas, the engineer, presented the proposal. Discussion ensued. George Daley, a member of the Elks Lodge, spoke in support. Joe Wren commented on the proposal. Discussion ensued. On motion and second by Comms. Carl Bolz and James Fortuna the Commission closed the public hearing. Vote was unanimous. Comm. Les Adams disqualified himself as he is a member of the Elks Lodge. On motion and second by Comms. Andrew Rak and Carl Bolz the Commission granted a 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 with the condition that: 1) the Public Works Departmental comment be addressed; 2) that the walking path be constructed linking the homes on Tryon Street to the homes on Clew Drive; and 3) there be a split rail fence between Units 18 and 19 instead of a stockade fence. Vote was unanimous. Applicant/agent Donald J. Guire/Michael F. Dowley & Associates SE2007-3

ITEM 3.5
GRANTED A
SPECIAL EX-
CEPTION TO
CONSTRUCT
A TWENTY-
FOUR (24)
UNIT ACTIVE
ADULT COM-
MUNITY IN
FRONT OF THE
MIDDLETOWN
ELKS LODGE
BETWEEN
SAYBROOK
ROAD, CLEW
DRIVE AND
TRYON STREET

On motion and second by Comms. Carl Bolz and James Fortuna the Commission opened the public hearing for a proposed Special Exception to construct Building #7 as part of the Nohl Crest III multi-family dwellings located off George Street and continued the public hearing until the May 9, 2007 meeting. Vote was unanimous. Applicant/agent George Street of Middletown, LLC/Glenn Russo, Exc. Manager SE2007-8

ITEM 3.6
CONTINUED P.H.
5/9/07 FOR A
PROPOSED
SPECIAL EXCEP-
TION TO CON-
STRUCT BUILD-
ING #7 AS PART
OF THE NOHL
CREST III MULTI-
FAMILY DWEL-
LINGS LOCATED
GEORGE STREET

On motion and second by Comms. Carl Bolz and James Fortuna the Commission opened the public hearing for a proposed eleven (11) lot resubdivision of the property of John H. and Lynda R. Herrmann located on the west side of Crystal Lake Road and south of Prout Hill Road to be known as Trailside Crossing and continued the public hearing until April 25, 2007. Vote was unanimous. Applicant/agent AA Denorfia Building & Development/Harry E. Cole & Son/Stephen M. Giudice L.S. S2006-7

ITEM 3.7
CONTINUED P.H.
4/25/07 FOR A
PROPOSED
ELEVEN (11)
LOT RESUB-
DIVISION OF
THE PROPERTY
OF JOHN H.
AND LYNDA R.
HERRMANN

LOCATED ON
THE WEST SIDE
OF CRYSTAL
LAKE ROAD
AND SOUTH OF
PROUT HILL
ROAD TO BE
KNOWN AS
TRAILSIDE
CROSSING

On motion and second by Comms. Andrew Rak and Carl Bolz the Commission approved a request for modification to the Special Exception approval for the Middletown Nissan Dealership, 1153 Newfield Street, with regard to clearing and grading the southern end portion of the old railroad tracks for the storage of the new vehicle inventory with the condition that the Public Works concerns be addressed and approved. Vote was unanimous. Applicant/agent Middletown Nissan/David Calabrese, owner SE2002-6

ITEM 4.1
APPROVED A
REQUEST FOR
MODIFICATION
TO THE SPECIAL
EXCEPTION AP-
PROVAL FOR
THE MIDDLE-
TOWN NISSAN
DEALERSHIP,
1153 NEWFIELD
STREET, WITH
REGARD TO
CLEARING AND
GRADING THE
SOUTHERN END
PORTION OF
THE OLD RAIL-
ROAD TRACKS
FOR THE STOR-
AGE OF THE
NEW VEHICLE
INVENTORY

On motion and second by Comms. Andrew Rak and Deborah Kleckowski the Commission approved a request for full release of the cash bond for the Country Farm Subdivision located between Randolph Road and Pine Street. Vote was unanimous. Applicant/agent CountryFarm LLC/Dennis Amato S2002-3

ITEM 4.2
APPROVED A
REQUEST FOR
FULL RELEASE
OF THE CASH
BOND FOR THE
COUNTRY FARM
SUBDIVISION
LOCATED BE-
TWEEN RAN-
DOLPH ROAD
AND PINE
STREET

On motion and second by Comms. Carl Bolz and James Fortuna the Commission gave an affirmative G.S. 8-24 Review for the purchase of fifteen (15) acres of land owned by Westfield Associates, located on Stantack Road on Lamentation Mountain. Vote was unanimous. Applicant/agent Conservation Commission

ITEM 5.1
GAVE AN AFFIRMATIVE G.S. REVIEW FOR THE PURCHASE OF FIFTEEN (15) ACRES OF LAND OWNED BY WESTFIELD ASSOCIATES, LOCATED ON STANTACK ROAD ON LAMENTATION MOUNTAIN

Guy Russo, the Director of the Water/Sewer Department, explained. On motion and second by Comms. Andrew Rak and Carl Bolz the Commission gave an affirmative G.S. 8-24 Review to convey a city parcel located on Silver Street to the Middletown Housing Authority. Vote was unanimous. Applicant/agent City of Middletown Water/Sewer Department/Guy P. Russo, Director

ITEM 5.2
GAVE AN AFFIRMATIVE G.S. REVIEW TO CONVEY A CITY PARCEL LOCATED ON SILVER STREET TO THE MIDDLETOWN HOUSING AUTHORITY

On motion and second by Comms. Carl Bolz and Ron Borelli the Commission tabled discussion regarding the definition of "family" in the Zoning Code. Vote was unanimous.

ITEM 5.3
TABLED DISCUSSION REGARDING THE DEFINITION OF "FAMILY" IN THE ZONING CODE

Atty. Joseph Milardo explained the proposal. William Warner questioned the water and sewer connection and explained the history. On motion and second by Comms. Andrew Rak and Cindy Jablonski the Commission approved a request for Lot Certification of the property of Mark Jenkins located on Silvermine Road, known as Tax Assessor's Map 42, Block 25-1, Lots 35A and 35A-1 with the condition that both properties be connected to city water and sewer. Vote was unanimous. Applicant/agent Jozus, Milardo & Thomasson/Atty. Dean A. Thomasson

ITEM 5.4
APPROVED A REQUEST FOR LOT CERTIFICATION OF THE PROPERTY OF MARK JENKINS LOCATED ON SILVERMINE ROAD, KNOWN AS

TAX ASSESSOR'S
MAP 42, BLOCK
25-1, LOTS 35A
AND 35A-1

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of April 25, 2007 for a proposed eight (8) lot resubdivision with a Special Exception for a Large Lot Environmentally Sensitive (LLES) subdivision of the property of Arbutus Street, LLC located on the west side of Arbutus Street and south of Round Hill Road Extension to be known as South Gate. Vote was unanimous. Applicant/agent Arbutus Street, LLC/Megson & Heagle CE & LS, LLC S2007-2

ITEM 5.5
SCHEDULED P.H.
4/25/07 FOR A
PROPOSED
EIGHT (8) LOT
RESUBDIVISION
WITH A SPECIAL
EXCEPTION FOR
A LARGE LOT
ENVIRON-
MENTALLY
SENSITIVE
SUBDIVISION
OF THE PRO-
PERTY OF AR-
BUTUS STREET,
LLC LOCATED
ON THE WEST
SIDE OF AR-
BUTUS STREET
AND SOUTH OF
ROUND HILL
ROAD EXTEN-
SION TO BE
KNOWN AS
SOUTH GATE

Tim O'Connell explained the proposal and indicated that there would be eight (8) warehouse units, not twelve (12) self storage units. Discussion ensued. On motion and second by Comms. Andrew Rak and James Fortuna the Commission granted site plan approval to construct eight (8) warehouse units and additional parking at the ARCE facility located at 1885 South Main Street (the former emissions site). Vote was unanimous. Applicant/agent ARCE, LLC/Juliano Associates SR2006-312

ITEM 5.6
GRANTED SITE
PLAN APPROVAL
TO CONSTRUCT
EIGHT (8) WARE-
HOUSE UNITS
AND ADDITION-
AL PARKING AT
THE ARCE
FACILITY AT
1885 SOUTH
MAIN STREET

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of May 9, 2007 for a proposed Special Exception to construct a greenhouse in

ITEM 5.7
SCHEDULED P.H.
5/9/07 FOR A

excess of 5,000 sq. ft. as Phase I on the property of Barbara Eddinger located at 359 Chamberlain Road. Request for a waiver of the A-2 survey requirements. Vote was unanimous. Applicant/agent Eddinger Associates, LLC/Michael Dowley & Associates SE2007-10

PROPOSED
SPECIAL EX-
CEPTION TO
CONSTRUCT
A GREENHOUSE
IN EXCESS OF
5,000 SQ. FT. AS
PHASE I ON THE
PROPERTY OF
BARBARA ED-
DINGER LO-
CATED AT 359
CHAMBERLAIN
ROAD

On motion and second by Comms. Carl Bolz and Les Adams the Commission approved the minutes of the March 14, 2007 regular meeting. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF
3/14/07
REGULAR
MEETING

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Deborah Kleckowski the Commission adjourned the meeting at 11:35 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development