

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna,  
Comm. John Pieper, Comm. Andrew Rak, Comm. Sebastian  
Scalora MEMBERS  
PRESENT

Comm. Stephen Gadowski, Comm. Stephen Shapiro, Comm.  
Deborah Kleckowski, Comm. William Wilson, Mayor Dominique  
Thornton, Ex-Officio MEMBERS  
ABSENT

William Warner, Director, Deputy Dir. P.W. Robert Dobmeier STAFF

There were approximately twenty (20) 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

Lawrence Buck felt this should be denied without prejudice. Eleanor  
Kelsey spoke in opposition to the proposal and spoke at length on  
problems with the regulations. Jeffrey Pierce spoke in opposition  
on the inequality of the regulations and providing compensation  
for land acquired. E. Dypka spoke in support. W. Gregorio of  
Talcott Ridge Drive spoke regarding public safety and its support.  
Comm. Andrew Rak questioned R. Andrews, who responded on  
the need for additional water. Lawrence Buck commented on lots  
versus houses. Eleanor Kelsey commented. On motion and second  
by Comms. Carl Bolz and James Fortuna the Commission closed  
the public hearing. Vote was unanimous. On motion and second by  
Comms. Carl Bolz and Andrew Rak the Commission accepted  
withdrawal of a proposed amendment to the Subdivision Regulations  
to add Section 5.21.06 Initial Fire Suppression Water Supply. Vote  
was unanimous. Proponent Middletown, Westfield and South Fire  
Departments ITEM 3.1  
ACCEPTED  
WITHDRAWAL  
OF A PRO-  
POSED AMEND-  
MENT TO THE  
SUBDIVISION  
REGULATIONS  
TO ADD SEC-  
TION 5.21.06  
INITIAL FIRE  
SUPPRESSION  
WATER SUPPLY

Christopher Bell explained the proposal for the one (1) lot resub-  
division and indicated that all zoning requirements, septic require-  
ments and departmental comments have been addressed. Comm.  
Carl Bolz questioned the shared driveway. Christopher Bell agreed  
to all departmental comments. On motion and second by Comms.  
Andrew Rak and Carl Bolz the Commission closed the public  
hearing. Vote was unanimous. On motion and second by Comms.  
Carl Bolz and Sebastian Scalora the Commission granted final  
approval of a one (1) lot resubdivision of the property of Judith B.  
Emanuelson located on the east side of Higby Road near the  
Country Club Road intersection with the condition that all de-  
partmental comments be addressed. Vote was unanimous.  
Applicant/agent James and Sheila Emanuelson S2005-1 ITEM 3.2  
GRANTED FINAL  
APPROVAL OF A  
ONE (1) LOT RE-  
SUBDIVISION OF  
THE PROPERTY  
OF JUDITH B.  
EMANUELSON  
LOCATED ON  
THE EAST SIDE  
OF HIGBY ROAD  
NEAR THE  
COUNTRY CLUB

Atty. M. Bellis explained the proposal. Glenn Russo discussed the plans and the departmental comments. Chw. Barbara Plum questioned the open space, the pool area and the detention ponds. Glenn Russo responded. Comm. Andrew Rak questioned the power lines and the right-of-way. Glenn Russo responded that the building is not in the right-of-way. Comm. Andrew Rak questioned the State Traffic Commission. Glenn Russo read a letter from the State Traffic Commission into the record. Comm. Carl Bolz questioned the number and allocation of parking spaces and parking at the pool. Discussion ensued on the power lines. Comm. Carl Bolz questioned staff on parking. William Warner responded. Comm. John Pieper questioned moving the building near the power right-of-way. Glenn Russo commented on the wetlands buffer and the electro magnetic fields. Discussion ensued on electro magnetic fields and relevant studies. Comm. John Pieper questioned legislation on power lines. Atty. M. Bellis commented on power line legislation, sites, and electro magnetic field levels from the National Institute of Health. Comm. Andrew Rak commented on electro magnetic fields and that power lines never shut off. Atty. M. Bellis responded. Chw. Barbara Plum questioned grinder pumps and the discrepancy in the plans. Glenn Russo responded. From the public, Deborah Tucker commented on the access to her landlocked parcel, water issues and power lines, flooding, snow removal and traffic. Glenn Russo responded to the right-of-way, the flood plain issue and snow removal. Comm. Andrew Rak questioned removal of fill and the sewer lines. Glenn Russo read the Water and Sewer Departmental comment into the record. Comm. Andrew Rak felt the hearing should remain open. On motion and second by Comms. Andrew Rak and Carl Bolz the Commission continued the public hearing for a proposed Special Exception to construct 204 additional multi-family units as Phase II of the Newfield Street project located on Newfield Street generally in the area of Congdon Street in order to have the Water and Sewer Department present at the next meeting. Vote was unanimous. Applicant/agent Landmark Development Group, LLC/ Glenn Russo SE2004-3

William Warner explained the recommendation of a reduction of the Water and Sewer Department bond to \$10,000. On motion and second by Comms. Carl Bolz and John Pieper the Commission approved a request for reduction of the cash bond by \$5,000 for the Country Farm Subdivision located at the corner of Randolph Road and Pine Street. The Commission directed the roadwork to be completed this summer. Vote was unanimous. Applicant/agent Atty. Stephen T. Gionfriddo S2002-3

ROAD INTER-  
SECTION

ITEM 3.3  
CONTINUED  
P.H. FOR A PRO-  
POSED SPECIAL  
EXCEPTION TO  
CONSTRUCT  
204 ADDITIONAL  
MULTI-FAMILY  
UNITS AS PHASE  
II OF THE NEW-  
FIELD STREET  
PROJECT LO-  
CATED ON NEW-  
FIELD STREET  
GENERALLY IN  
THE AREA OF  
CONGDON  
STREET

ITEM 4.1  
APPROVED A  
REQUEST FOR  
REDUCTION  
OF THE CASH  
BOND FOR  
THE COUNTRY  
FARM SUB-

DIVISION LO-  
CATED AT THE  
CORNER OF  
RANDOLPH  
ROAD AND  
PINE STREET

Frank Magnotta explained the proposal. There were no questions. On motion and second by Comms. Andrew Rak and James Fortuna the Commission granted Site Plan Approval to construct an industrial building in the Interstate Trade (IT) zone on Lot #4 Bradley Street with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent Delta Building Corporation/Frank Magnotta, PE SPR2005-12

ITEM 5.1  
GRANTED SITE  
PLAN APPROVAL  
TO CONSTRUCT  
AN INDUSTRIAL  
BUILDING IN  
THE IT ZONE ON  
LOT #4 BRADLEY  
STREET

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of April 27, 2005 for a proposed Special Exception for an active adult housing complex to be located at 353 and 401 Newfield Street, across from Stoneycrest Drive. Vote was unanimous. Applicant/agent Bacon Village, Inc./Atty. Peter M. Sipples SE2005-1

ITEM 5.2  
SCHEDULED P.H.  
4/27/05 FOR A  
PROPOSED  
SPECIAL EXCEP-  
TION FOR AN  
ACTIVE ADULT  
HOUSING COM-  
PLEX TO BE LO-  
CATED AT 353  
AND 401NEW-  
FIELD STREET,  
ACROSS FROM  
STONEYCREST  
DRIVE

On motion and second by Comms. Carl Bolz and James Fortuna the Commission scheduled a public hearing date of April 27, 2005 for a proposed two (2) lot resubdivision of the property of Claudea Clow Levine located at the intersection of Farm Hill Road and Clover Street. Vote was unanimous. Applicant/agent Claudea Clow Levine/Catherine Branch Stebbins S2005-2

ITEM 5.3  
SCHEDULED P.H.  
4/27/05 FOR A  
PROPOSED TWO  
(2) LOT RESUB-  
DIVISION OF THE  
PROPERTY OF  
CLAUDEA CLOW  
LEVINE LO-  
CATED AT THE  
INTERSECTION  
OF FARM HILL  
ROAD AND  
CLOVER STREET

Comm. John Pieper indicated that he will have to disqualify himself. On motion and second by Comms. Carl Bolz and James Fortuna the Commission scheduled a public hearing date of April 27, 2005 for a proposed twenty-five (25) lot resubdivision of the property of Linda D. Wilson and Ralph Wilson, Trustee of the South Main Street Irrevocable Trust Agreement, located on South Main Street between the Talcott Ridge Subdivision and Royal Oak Park near the Durham town line. Vote was unanimous. Applicant/agent Linda Wilson, Ralph Wilson, Trustee of the South Main Street Irrevocable Trust Agreement S2004-7

ITEM 5.4  
SCHEDULED P.H  
4/27/05 FOR A  
PROPOSED  
TWENTY-FIVE  
(25) LOT RE-  
SUBDIVISION  
OF THE PRO-  
PERTY OF LINDA  
D. WILSON AND  
RALPH WILSON,  
TRUSTEE OF THE  
SOUTH MAIN  
STREET IRREVO-  
CABLE TRUST  
AGREEMENT,  
LOCATED ON  
SOUTH MAIN  
STREET BE-  
TWEEN THE  
TALCOTT RIDGE  
SUBDIVISION  
AND ROYAL  
OAK PARK NEAR  
THE DURHAM  
TOWN LINE

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of May 11, 2005 for a proposed two (2) lot resubdivision with a Special Exception for two 5,000 square foot lots of the property of Carmelo and Doritza Rigano located at the intersection of Chestnut and Walnut Streets. Vote was unanimous. Applicant/agent Carmelo Rigano S2004-2

ITEM 5.5  
SCHEDULED P.H.  
5/11/05 FOR A  
PROPOSED TWO  
(2) LOT RESUB-  
DIVISION WITH  
A SPECIAL EX-  
CEPTION FOR  
TWO 5,000 SQ.  
FT. LOTS OF THE  
PROPERTY OF  
CARMELO AND  
DORITZA RI-  
GANO LOCATED  
AT THE INTER-  
SECTION OF  
CHESTNUT AND  
WALNUT  
STREETS

Salvatore Saraceno, Anthony Garafalo and T. Hibbard explained the proposed building for flex space. Comm. John Pieper questioned retail. On motion and second by Comms. Andrew Rak and James Fortuna the Commission granted final approval to construct a new industrial flex space/building on Pease Avenue near the intersection with Stack Street with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent North End Development Group, LLC SPR2005-56

ITEM 5.6  
GRANTED SITE  
PLAN APPROVAL  
TO CONSTRUCT  
A NEW INDUS-  
TRIAL FLEX  
SPACE/BUILD-  
ING ON PEASE  
AVENUE NEAR  
THE INTERSEC-  
TION WITH  
STACK STREET

PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 13, 2005, 7:00 P.M.  
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On motion and second by Comms. James Fortuna and Andrew Rak the Commission approved the minutes of the February 9, 2005 regular meeting. Vote was unanimous with Chw. Barbara Plum abstaining.

ITEM 6.1  
APPROVED THE  
MINUTES OF THE  
2/9/05 REGULAR  
MEETING

William Warner indicated that Brian Robinson, the Zoning Enforcement Officer, went home sick and that he was dealing mostly with wetland issues.

ITEM 6.2  
ZEO REPORT

Catherine Branch Stebbins commented on stonewall protection and the need to update the Plan of Development. Discussion ensued on stone walls and on scheduling a Plan of Development workshop.

ITEM 8  
DISCUSSION

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

ITEM 9  
ADJOURNMENT

Respectfully submitted,

William Warner  
Director