

Chm. W. Lee Osborne, Comm. Anthony J. Vasiliou, Comm. Ron Klattenberg, Comm. Carl Bolz, Comm. James Fortuna, Comm. David Roane, Comm. William Holley
Comm. Jeffrey Pierce, Comm. Corrine Dorsey, Comm. Carl Chisem, Mayor Maria Madsen Holzberg, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT
COMMISSION
MEMBERS
ABSENT

William Warner, Planning Director

STAFF

There were approximately twenty-five members of the public.

PUBLIC

There is a tape recording of the public hearing available in the Planning and Zoning Office.

ITEM 5
P.H. TAPE RECORDING

Chm. W. Lee Osborne opened the public hearing and explained the concept of the floating zone and moratorium. Comm. Anthony Vasiliou explained Chapter 14, amendments to the Plan of Development and the zoning of state land and its purpose. Chm. W. Lee Osborne spoke about Section 39C.06. From the public, C. McKnight was basically pleased about the proposal but had concerns about why Crescent Street and Newfield Street area was left out of Section 39C.02. Chm. W. Lee Osborne responded on the helter skelter development of Newfield Street and grandfathering of existing uses. C. McKnight continued on neighborhood compatibility and additional conditions and safeguards. Comm. Anthony Vasiliou and Chm. W. Lee Osborne responded. Joy Bingham commented on mental health issues and spoke about seeking the required approvals. Will approvals be granted or will there be multiple technical LONG

ITEM 5.1
ADOPTED AMENDMENT
TO TEXT OF THE PLAN OF
DEVELOPMENT REGARD-
ING PUBLIC LANDS;
ADOPTED AMENDMENT
TO THE LAND USE COM-
PONENT OF THE PLAN OF
DEVELOPMENT TO
MODIFY DESIGNATIONS
OF FEDERAL AND STATE
PUBLIC LANDS; AMENDED
THE ZONING MAP TO
CHANGE THE DESIGNATION
OF STATE PROPERTY
IN THE VICINITY OF

roadblocks? Comm. David Roane questioned discrimination issues and understood Joy Bingham's points. Peter Nucci commented on The Connection and the community and thanked the Commission for not waiting for the moratorium to end. He had two issues of concern and/or questions: 1) Is this a clever way to discriminate; and 2) Is it a clever way for others to discriminate. C. Chapman had two points: 1) underscore the discriminating issue; and 2) a goal exists for healing that should not zone people with problems separately. A. Mazzotta, not present because of discrimination, is concerned about diversification of business and services. She felt planning and the moratorium was needed, that Broad Street would be removed due to Kid City and Russell Library traffic and congestion is an issue, and indicated that Newfield Street should be considered. Comm.

LANE AND CVH FROM
ID TO R-15 AND R-45
RESIDENTIAL
RESPECTIVELY; ADOPTED
ZONING CODE TEXT
AMENDMENT TO ADD
SECTION 39C SUBSTANCE
ABUSE/MENTAL HEALTH
FLOATING ZONE AND
OTHER MISCELLANEOUS
SECTIONS; AND ADOPTED
ZONING CODE TEXT
AMENDMENT TO DELETE
SECTION 62 MORATORIUMS

David Roane questioned removing Broad Street. A. Mazzotta responded traffic, existing services, and not on the MAT bus line. Comm. Anthony Vasiliou commented on Broad Street and the residential component to the downtown. Discussion ensued. Claudia DeFrance feels South Main Street should be withdrawn. She indicated a new division of the Middlesex County Chamber of Commerce was created and is a very busy road. Claudia DeFrance also feels discrimination may be an issue. S. LaBella is concerned with the changes, feels this is an excellent commission and wonders what is happening. Chm. W. Lee Osborne commented. Comm. Anthony Vasiliou commented. H. Reed, River Valley Services, is pleased the Commission is considering an end to the moratorium, feels the floating zone allows flexibility to consider more areas, feels treating this service differently is wrong and discrimination is an issue, feels more positive criteria should be developed such as language about "reasonable availability of services" and questioned group homes. Discussion ensued on group homes. B. Simon, Director of Mental Health Agency, was concerned with the discriminatory nature and feels the clients are also consumers in the Agency. Comm. Anthony Vasiliou commented. C. Comfort of Pine Street is concerned about the relative low density of group home facilities in other towns, feels the town has done a great deal already and questioned should this be a growth industry for our town. Chm. W. Lee Osborne responded that as the density of the community and the population goes up, needs go up. Joy Bingham feels the mentally ill spend a lot of money in Middletown. C. McKnight commented on the parking and traffic issue on Broad Street. A. Brickford spoke about the Plan of Development issue, supports it and feels it is a good move, and feels the floating zone is not discriminating and will reduce the tension in the community. On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission closed the public hearing. Vote was unanimous. Chm. W. Lee Osborne asked that the issues be considered in seritum. A motion to adopt Public Hearing Item #1 was made by Comm. Anthony Vasiliou and seconded by Comm. Ron Klattenberg. Discussion on: a) Comm. Anthony Vasiliou spoke at length in support. Comm. Carl Bolz commented on the need to add schools. An motion to amend the fourth paragraph was made by

Comm. William Holley and seconded by Comm. Carl Bolz. Vote was unanimous. Comm. Ron Klattenberg commented on open space corridors and light manufacturing. Comm. David Roane questioned the isolation of Long River Village. Comm. Anthony Vasiliou responded; b) William Warner explained the proposal. Discussion ensued; c) William Warner explained the proposal. Discussion ensued. The Commission took a five minute recess. d) Comm. Carl Bolz feels Section 39C.02 should be amended to change Broad Street to Church and Main Street Extension to Eastern Drive. Also, in Section 39C.05 the word "bulk" should be changed to "height". On motion and second by Comms. Carl Bolz and Anthony Vasiliou the Commission approved the proposed amendments. Vote was unanimous. Comm. David Roane is opposed to this item because of the discrimination issue. He feels drug and alcohol is a real issue, not mental health and feels mental health should be removed. Chm. W. Lee Osborne commented and responded. Comm. Carl Bolz commented. Comm. Anthony Vasiliou commented on Broad Street and moved to eliminate Broad Street. Comm. William Holley seconded the motion. Comm. Anthony Vasiliou spoke in support due to "Downtown Visions 2000" and the transportation issue. Comm. David Roane and Chm. W. Lee Osborne commented. Discussion ensued. The motion passed unanimously. Comm. Ron Klattenberg moved to add Newfield and Crescent Streets. William Warner commented. Comm. David Roane moved that Section 60.02.12 and 44.08.31 should not be deleted. Comm. William Holley seconded the motion. William Warner explained. Comm. David Roane withdrew the motion. Comm. David Roane moved that in Sections 60.02.08, 61.01.23, and 16.16.10 the wording "medical or dental clinics" be stricken. Comm. William Holley seconded the motion. William Warner explained. Comm. David Roane withdrew the motion. Comm. William Holley moved that in Section 39C.02 South Main Street should start at Highland Avenue instead of Randolph Road. Comm. Anthony Vasiliou seconded the motion. The motion passed unanimously. The main motion to adopt Public Hearing Item #1 passed unanimously. On motion and second by Comms. Anthony Vasiliou and Ron Klattenberg the Commission approved

an effective date of May 1, 1997 for the Zoning Code and Map amendments and an effective date of June 1, 1997 for the amendments to the Plan of Development. Vote was unanimous.

Comm. Ron Klattenberg read the public hearing legal notice into the record. Joy Bingham thanked the Commission for potentially end the moratorium. On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission closed the public hearing. Vote was unanimous. A motion to adopt a Zoning Code text amendment to delete Section 62 Moratoriums was made by Comm. Anthony Vasiliou and seconded by Comm. David Roane. Comm. William Holley was opposed. Comm. Anthony Vasiliou questioned staff on court case communications from the Mayor or the legal staff and supports the motion. Comm. William Holley questioned the need to lift the moratorium and is opposed. Discussion ensued. The main motion passed with Chm. W. Lee Osborne, Comm. Anthony Vasiliou, Comm. Ron Klattenberg, Comm. Carl Bolz, Comm. David Roane, and Comm. James Fortuna in favor and Comm. William Holley opposed.

Adjournment was at 11:00 P.M.

Respectfully submitted,

William Warner
Director of Planning

ITEM 5.2
ADOPTED ZONING CODE
TEXT AMENDMENT TO
DELETE SECTION 62
MORATORIUMS WITH AN
EFFECTIVE DATE OF
JUNE 1, 1997.

ITEM 8
ADJOURNMENT