

Acting Chair Richard Pelletier, Comm. James Fortuna, Comm. Barbara Plum, Comm. Les Adams, Comm. Ron Borelli, Comm. Catherine Johnson, Comm. Deborah Kleckowski (left at 8:20 p.m.), Comm. Carl Bolz, Comm. Quentin Phipps

MEMBERS
PRESENT

Mayor Sebastian Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Bruce Driska, Zoning Enforcement Officer

STAFF

There were fifty-five (55) members of the public present. There is a word for word DVD recording of the meeting on file and available in the Planning Office

PUBLIC

There was no discussion.

ITEM 2
DISCUSSION

Atty. Michael Dowley explained the proposal, read letters of support from Mayor Sebastian Giuliano and the Middlesex County Chamber of Commerce, discussed support from the surrounding property owners, reviewed and agreed to staff's changes to the text amendment. Ron Krom, Executive Director of St. Vincent DePaul Place, indicated that: 1) 685 households were served last year; 2) the shelter is open on Mondays, Wednesdays and Fridays from 1-4 p.m.; 3) 1,000 adults, 500 children and 130 seniors have been served; 4) the shelter plans to open Saturday mornings; and 5) asked the supporters in the audience to stand up and over fifty (50) people stood up. Atty. Michael Dowley Indicated that Suburban Stationers intended to expand. Comm. Ron Borelli questioned the staff amendments. William Warner clarified. Comm. Catherine Johnson questioned parking. Atty. Michael Dowley responded. Claudia DeFrance spoke in support. Betsy Morgan, Middlesex Coalition for Children, spoke in support and noted that 1,183 Middletown children experience hunger and food insecurity. Mayor Sebastian Giuliano spoke in support. On motion and second by Comms. James Fortuna and Barbara Plum the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. James Fortuna and Barbara Plum the Commission adopted a Zoning Code text amendment to modify Section 61.01.32 Retail sales or rental to allow distribution of food products to general public with the condition that staff recommended language be incorporated and with an effective date of May 1, 2009. Vote was unanimous. Applicant/agent St. Vincent DePaul/Dowley & Associates Z2009-1

ITEM 3.1
ADOPTED A
ZONING CODE
TEXT AMEND-
MENT TO
MODIFY AS
AMENDED
SECTION
61.01.32 RETAIL
SALES OR
RENTAL TO
ALLOW DIS-
TRIBUTION
OF FOOD
PRODUCTS TO
GENERAL
PUBLIC

John Milardo explained the proposal. William Warner explained the proposal. Comm. Catherine Johnson commented on the location of the parking lot, proposed to move it to the back of the lot and submitted alternate plans. Bruce Driska commented. Comm. Ron Borelli

ITEM 3.2
GRANTED A
SPECIAL EXCEP-
TION FOR A

questioned the buffers and the setbacks. William Warner commented on installing a solid six (6) foot high fence along the property lines. Comm. Barbara Plum questioned the buffers. William Warner commented on mitigating any impacts along the street. From the public, G. Fiestomal had concerns about traffic. Jennifer Saines commented on traffic concerns on West Street. Beth Emery felt there should not be any parking in the front and that the street needs to be walkable. A. Magnano spoke in support. Amy Milardo, the owner, indicated that she did not want the playground near the road. On motion and second by Comms. Barbara Plum and James Fortuna the Commission closed the public hearing. Vote was unanimous. Comm. Ron Borelli felt that a six (6) foot high fence should be placed on the east and north side of the play area. Comm. Barbara Plum accepted a friendly amendment that the hours of operation be strictly limited to Monday through Friday. Comm. Ron Borelli felt that parking spaces 1 and 15 should be eliminated. Comm. Carl Bolz felt the exit driveway should be reduced. On motion and second by Comms. Barbara Plum and James Fortuna the Commission granted a Special Exception for a daycare center to be located at 369 Butternut Street at the northeast corner of the intersection with West Street with the condition that: 1) the exit driveway be reduced to fourteen (14) feet; 2) the lawn area versus the exit drive be clearly defined; 3) maximize the shade trees along both road frontages; 4) all departmental comments be addressed; 5) a solid six (6) foot fence along the eastern and northern side of the play area be installed; and 6) the days of operation be strictly limited to Monday to Friday. Vote was unanimous. Applicant/agent John Milardo SE2009-4

DAYCARE CENTER TO BE LOCATED AT 369 BUTTERNUT STREET AT THE NORTHEAST CORNER OF THE INTERSECTION WITH WEST STREET

There was no Old Business.

ITEM 4.1
OLD BUSINESS

William Warner explained. Comm. Ron Borelli requested that there be a stop sign posted at the top of the hill. The applicant agreed. On motion and second by Comms. James Fortuna and Barbara Plum the Commission granted a request for location approval for sale of used cars under G.S. 14-54 at 597 Saybrook Road with the condition that a stop sign be placed at the top of the hill. Vote was unanimous. Applicant/agent P&D Garage and Auto Sales, LLC

ITEM 5.1
GRANTED A REQUEST FOR LOCATION APPROVAL FOR SALE OF USED CARS UNDER G.S. 14-54 AT 597 SAYBROOK ROAD

On motion and second by Comms. Barbara Plum and James Fortuna the Commission approved the minutes of the April 8, 2009 regular meeting. Vote was unanimous.

ITEM 6.1
APPROVED THE MINUTES OF THE 4/8/09 REGULAR MEETING

Comm. Carl Bolz questioned the Kolman property. Bruce Driska commented. Comm. Ron Borelli questioned the test pit results five

ITEM 6.2
ZEO REPORT

(5) feet in the ground. William Warner commented on the purpose of ground water monitoring wells and will establish monitoring the wells and strive to test annually. Comm. Catherine Johnson questioned 196 College Street. Bruce Driska commented on a house on Magnolia Avenue and recommended a text amendment regarding height.

On motion and second by Comms. Ron Borelli and Les Adams the Commission postponed the election of officers until the next meeting. Vote was unanimous.

ITEM 6.3
ELECTION
OF OFFICERS

Comm. Ron Borelli felt the first Bylaws Subcommittee meeting went very well and that there are two (2) to three (3) more meetings scheduled. Comm. Les Adams concurred.

ITEM 6.4
COMMISSION
BYLAWS

Comm. Catherine Johnson requested a guest speaker for the May 13, 2009 meeting and that she wanted to hear the Town Planner for Hamden, Leslie A. Creane..

ITEM 6.5
OTHER COM-
MISSION AF-
FAIRS

Comm. Catherine Johnson commented that the next section of the Plan of Conservation and Development to be discussed would be on transit and would be held on Thursday, May 21, 2009, at 6:30 p.m. at the Russell Library.

ITEM 6.6
PLAN OF CON-
SERVATION AND
DEVELOPMENT

George Henja commented on his East Main Street house and a beauty salon. William Warner commented on the non-conforming use.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Barbara Plum the Commission adjourned the meeting at 9:45 p.m. Vote was Respectfully submitted,

ITEM 9
ADJOURNMENT

William Warner, AICP
Director