

Chm. W. Lee Osborne, Comm. Corrine Dorsey,  
Comm. James Fortuna, Comm. David Roane, Comm.  
Victor Liburdi, Comm. Barbara Plum, Dir. P.W.  
Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
PRESENT

Comm. Anthony Vasiliou, Comm. Carl Bolz, Comm.  
William Holley III, Comm. Carl Chisem, Mayor  
Domenique Thornton, Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Director of Planning, Wayne T. Bell,  
Zoning Enforcement Officer

STAFF

There were approximately twenty-five members of the  
public.

PUBLIC

Eleanor Kelsey commented on public comments and  
availability of agenda. Chm. W. Lee Osborne explained.

ITEM 2  
DISCUSSION WITH  
PUBLIC ON ITEMS ON  
AGENDA

The Zoning Enforcement Officer explained his report.  
William Warner commented.

ITEM 2a  
ZEO REPORTS

On motion and second by Comms. David Roane and  
Corrine Dorsey the Commission tabled a request for  
release of the cash bond for Lee Farms Estates located  
off Chauncey Road. Vote was unanimous. Applicant/  
agent Verna Developers/Gerald Verna S91-6

ITEM 3.1  
TABLED REQUEST FOR  
RELEASE OF THE CASH  
BOND FOR LEE FARMS  
ESTATES LOCATED OFF  
CHAUNCEY ROAD

Atty. Frank White explained the proposals and read a  
letter from North & Judd. William Warner commented.  
On motion and second by Comms. David Roane and  
James Fortuna the Commission approved a non-  
conforming use of manufacturing only at the former  
NORTH

ITEM 4.1  
APPROVED A NON-  
CONFORMING USE OF  
MANUFACTURING ONLY  
AT THE FORMER

North & Judd facility located at the corner of Pameacha  
Avenue and High Street. Vote was unanimous. Applicant/  
Atty. Michael F. Dowley

& JUDD FACILITY AT THE  
CORNER OF PAMEACHA  
AVENUE AND HIGH STREET

On motion and second by Comms. David Roane and  
Corrine Dorsey the Commission scheduled a public  
hearing date of May 27, 1998 for a proposed Zoning  
Code text amendment and amendment to the Subdivision  
Regulations to require plans be submitted on computer  
disks. Vote was unanimous. Proponent P & Z Dept.

ITEM 4.2  
SCHEDULED P.H. 5/27/98  
PROPOSED ZONING CODE  
TEXT AMENDMENT AND  
AMENDMENT TO THE  
SUBDIVISION TO REQUIRE

On motion and second by Comms. David Roane and James Fortuna the Commission scheduled a public hearing date of May 13, 1998 for a proposed Zoning Code text amendment to modify Section 42 Protection of Water Sources. Vote was unanimous. Applicant/agent City of Middletown Water and Sewer Department/ Guy P. Russo, Director Z98-2

ITEM 4.3  
SCHEDULED P.H. 5/13/98  
PROPOSED ZONING CODE  
TEXT AMENDMENT TO  
MODIFY SECTION 42  
PROTECTION OF WATER  
SOURCES

On motion and second by Comms. David Roane and Corrine Dorsey the Commission scheduled a public hearing date of May 13, 1998 for a proposed two lot resubdivision of the property of Daniel Wallace Lee etals located on Chauncey Road between Paddock Road and Julia Terrace. Vote was unanimous. Applicant/agent Harold E. Graves, Jr./T.F. Jackowiak S98-3

ITEM 4.4  
SCHEDULED P.H. 5/13/98  
PROPOSED TWO LOT  
RESUBDIVISION OF THE  
DANIEL WALLACE LEE  
ETALS LOCATED ON  
CHAUNCEY ROAD  
BETWEEN PADDOCK  
ROAD AND JULIA TERRACE

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

ITEM 5  
P.H. TAPE RECORDING

William Warner commented on the need to go forward with the plan but recommended tabling Item #5.4 until the plan has been approved. Comm. David Roane questioned Page 19 of the Corridor Study. William Warner responded. From the public, Eleanor Kelsey commented on statutory authority and the elements of the current Plan of Development at length. L. Bosman, a member of Westfield Residents for Rational Development of Middletown, Inc. and a Newfield Street resident, spoke in support and the need for a clear vision for the future of Newfield Street. He questioned the Dairy Mart and the four way intersection at Portland Chemical. J. J. Vinci commented on the history of Newfield Street and requested more time. L. Buck commented on the proposal at length. William Caffrey requested a continuation of the public hearing and commented primarily on zoning. Marco DiMauro commented on the plan and the uses allowed in zoning. William Caffrey, Jr. commented on the Plan of Development. D. Bodi commented on zoning and the Newfield Street plan. Eleanor Kelsey commented on removing zoning from the agenda and what is filed in the Town Clerk's Office. L. Buck commented on

ITEM 5.1  
CONTINUED THE PUBLIC  
HEARING ON A PROPOSAL  
TO AMEND THE PLAN OF  
DEVELOPMENT TO IN-  
CORPORATE THE NEW-  
FIELD STREET (CT RT. 3)  
CORRIDOR STUDY

outdoor postings. On motion and second by Comms. David Roane and James Fortuna the Commission continued the public hearing on a proposal to amend  
PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 22, 1998, 7:00 P.M.  
PAGE 3 OF 5

the Plan of Development to incorporate the Newfield Street (CT Rt. 3) Corridor Study. Vote was unanimous. Proponent P & Z Dept.

The Commission took a ten minute recess.

Kenneth Coomes explained the proposal to rezone 708 Washington Street and stated his reasons for rezoning. Comm. David Roane commented on the purpose of the zone change. Kenneth Coomes responded. Chm. W. Lee Osborne questioned setbacks. William Warner responded. E. Eldridge commented on his property being residential and stated that he is opposed as he feels there is no need to rezone. N. Wilson is opposed and stated that she bought her property as residential and feels an expansion would make the situation worse. She has concerns about children in the area. M. O'Bongo is opposed and has concerns over children and traffic. E. Eldridge stated that traffic on Newfield Street is affecting Old Mill Road. Philip Redford expressed concerns over setbacks and future uses. Kenneth Coomes rebutted. Comm. David Roane questioned future uses and safety. Kenneth Coomes responded. Comm. Victor Liburdi questioned a convenience store. Kenneth Coomes responded. Comm. Barbara Plum questioned repairs and future plans. Kenneth Coomes responded that there would be no automotive repairs and commented on how he acquired the property. Philip Redford commented on changing of non-conforming uses. E. Eldridge commented on a buffer. On motion and second by Comms. David Roane and Barbara Plum the Commission closed the public hearing. Vote was unanimous. A motion to adopt a Zoning Map amendment to rezone a piece of property located at 708 Washington Street from R-15 Residential to the B-2 General Business zone with the condition that there be no change to the building and that it be for financial reasons to obtain financing only was made by Comm. Corrine Dorsey. Comm. Victor Liburdi spoke in opposition due to traffic and the surrounding

ITEM 5.2  
DENIED A ZONING MAP  
AMENDMENT TO REZONE  
A PIECE OF PROPERTY  
LOCATED AT 708  
WASHINGTON STREET  
FROM R-15 RESIDENTIAL  
TO THE B-2 GENERAL  
BUSINESS ZONE

neighborhood. Comm. David Roane commented on safety, the possibility to improve the situation, the need to address environmental concerns down the road and spoke in support and the need to help

PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 22, 1998, 7:00 P.M.,  
PAGE 4 OF 5

businesses. Comm. Victor Liburdi commented on continued opposition. Comm. David Roane questioned staff. William Warner responded on the Plan of Development. Comm. Barbara Plum questioned financing. Chm. W. Lee Osborne commented on planning for the area, sidewalks, schools, etc. The motion failed with Chm. W. Lee Osborne, Comm. Corrine Dorsey, Comm. James Fortuna, Comm. Victor Liburdi and Comm. Barbara Plum opposed and Comm. David Roane in favor. Applicant/agent K.R. C. Inc./Kenneth Coomes Z98-3

Atty. Philip Karpel, Chris Singley, Dan Carter, and S. Hesketh explained the proposal and agreed to all departmental comments. Dan Carter explained the proposal using a site plan and reviewed departmental comments. Chris Singley commented on assisted living and its operation. He indicated market analysis calls for several hundred units in this area. Atty. Philip Karpel commented on the need that far exceeds this facility and the Middlesex Hospital facility. Comm. David Roane questioned the front of the building on Route 9, why the entrance to the facility and several other issues. Dan Carter responded. Comm. David Roane questioned staff size and the contractor. Atty. Philip Karpel responded. Comm. Victor Liburdi questioned wetlands impact. Comm. Corrine Dorsey commented on the front and back of the building. Chris Singley commented. Comm. David Roane questioned traffic. S. Hesketh summarized the traffic study. Comm. David Roane questioned backup heading northbound, visitors, and traffic impacts. S. Hesketh and Chris Singley responded. Comm. David Roane questioned notice. Atty. Philip Karpel responded. From the public, J. Checcini spoke in support but expressed concerns over trucks coming from Reservoir Road. Salvatore Fazzino, Director of Public Works, commented. S. Hesketh agreed to removing the island at the foot of Reservoir Road. On motion and second by Comms. David Roane

ITEM 5.3  
GRANTED A SPECIAL  
EXCEPTION TO CONSTRUCT  
AN ASSISTED LIVING  
COMPLEX AT 645 SAY-  
BROOK ROAD SOUTH OF  
DEJOHN DRIVE

and James Fortuna the Commission closed the public hearing. Vote was unanimous. A motion to grant a Special Exception to construct an assisted living complex at 645 Saybrook Road south of DeJohn Drive with the condition that all depart-

PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 22, 1998, 7:00 P.M.,  
PAGE 5 OF 5

mental comments be addressed and that the applicant remove the island at the foot of Reservoir Road was made by Comm. David Roane and seconded by Comm. Barbara Plum. Comm. David Roane spoke in support. The motion passed unanimously. Applicant/agent Village Retirement Communities, LLC/  
Attorney Philip F. Karpel SE98-3

The Commission tabled this item until the proposal to amend the Plan of Development to incorporate the Newfield Street (CT Rt. 3) Corridor Study was approved.

ITEM 5.4  
TABLED A PROPOSED ZONING CODE TEXT AMENDMENT TO ADD SECTION 38 NEWFIELD STREET PLANNED COMMERCIAL/RESIDENTIAL ZONE (NPZ) AND TO AMEND VARIOUS SECTIONS

On motion and second by Comms. David Roane and Corrine Dorsey the minutes of the April 8, 1998 meeting were approved. Vote was unanimous.

ITEM 6.1  
APPROVED MINUTES OF THE 4/8/98 MEETING

Chm. W. Lee Osborne commented on Newfield Street. William Warner commented on Plan of Development funding. Discusseion ensued on various items.

ITEM 7  
DISCUSSION WITH PUBLIC

Adjournment was at 11:50 P.M.

ITEM 8  
ADJOURNMENT

Respectfully submitted,

William Warner,  
Director of Planning

