

PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 23, 2008, 7:00 P.M.
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Chw. Barbara Plum, Comm. James Fortuna, Comm. Deborah Kleckowski, Comm. Catherine Johnson, Comm. Cynthia Jablonski, Comm. Richard Pelletier, Comm. Ron Borelli, Comm. Quentin Phipps (seated for Comm. Les Adams)

MEMBERS
PRESENT

Comm. Les Adams, Comm. Matthew Lesser, Mayor Sebastian Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Matt Dodge, Planning/Environmental Specialist

STAFF

There were five (5) 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

Michael Ennis, on behalf of the Conservation Commission, spoke about the Brock and Hubbard properties. Comm. Ron Borelli questioned the farm stand on the Brock property. William Warner indicated that the Department of Environmental Protection doesn't allow farm stands and a piece of property would have to be carved off that wouldn't be acquired with state funds.

ITEM 2
DISCUSSION
WITH PUBLIC

There were no Public Hearing Items.

ITEM 3
PUBLIC
HEARINGS

On motion and second by Comms. Richard Pelletier and James Fortuna the Commission approved a request for reduction of the cash bond for Phase III of the Laurel Farms Subdivision located off Laurel Grove Road. Vote was unanimous. Applicant/agent LePage Homes, Inc./William D. LePage, President S2002-15

ITEM 4.1
APPROVED A
REQUEST FOR
REDUCTION OF
THE CASH
BOND FOR
PHASE III
OF THE
LAUREL FARMS
SUBDIVISION
LOCATED OFF
LAUREL GROVE
ROAD

On motion and second by Comms. James Fortuna and Catherine Johnson the Commission gave an affirmative G.S. 8-24 Review for the purchase of development rights to the Brock Farm located at the intersection of South Main Street (Rt. 17) and Brush Hill Road. Vote was unanimous. Applicant/agent City of Middletown Conservation Commission

ITEM 5.1
GAVE AN AF-
FIRMATIVE
G.S. 8-24 REVIEW
FOR THE PUR-
CHASE OF
DEVELOPMENT
RIGHTS TO THE
BROCK FARM
LOCATED AT
THE INTER-
SECTION OF
SOUTH MAIN
STREET (RT. 17)

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AND BRUSH
HILL ROAD

On motion and second by Comms. James Fortuna and Richard Pelletier the Commission gave an affirmative G.S. 8-24 Review for fee simple purchase of the Hubbard property located on Chamberlain Hill Road for open space. Vote was unanimous. Applicant/agent City of Middletown Conservation Commission

ITEM 5.2
GAVE AN AFFIRMATIVE
G.S. 8-24 REVIEW
FOR FEE SIMPLE
PURCHASE OF
THE HUBBARD
PROPERTY LOCATED ON
CHAMBERLAIN
HILL ROAD

On motion and second by Comms. James Fortuna and Ron Borelli the Commission scheduled a public hearing date of May 14, 2008 for a proposed Special Exception to construct an indoor recreational facility to be located on the west side of South Main Street across from the intersection with Round Hill Road on the site of the former golf driving range. Vote was unanimous. Applicant/agent Emjay Enterprises, LLC/Michael F. Dowley & Associates SE2008-1

ITEM 5.3
SCHEDULED P.H.
5/14/08 FOR A
PROPOSED
SPECIAL EXCEPTION TO
CONSTRUCT AN INDOOR
RECREATIONAL
FACILITY TO
BE LOCATED
ON THE WEST
SIDE OF SOUTH
MAIN STREET
ACROSS FROM
THE INTERSECTION WITH
ROUND HILL
ROAD ON THE
SITE OF THE
FORMER GOLF
DRIVING RANGE

Chw. Barbara Plum noted a correction: Under Item #5.2 the public hearing date should be May 28, 2008 instead of May 14, 2008. On motion and second by Comms. James Fortuna and Quentin Phipps the Commission approved the minutes of the April 9, 2008 regular meeting as amended. Vote was unanimous with Comms. Cindy Jablonski and Richard Pelletier abstaining.

ITEM 6.1
APPROVED THE
MINUTES OF THE
4/9/08 REGULAR
MEETING AS
AMENDED

The Commission accepted the Zoning Enforcement Officer's Report.

ITEM 6.2
ZEO REPORT

Comm. Deborah Kleckowski indicated she would like to have subcommittees formed for air quality/pollution and bylaws and requested that Chw. Barbara Plum set them up. Chw. Barbara Plum indicated she would like further discussion before any subcommittees are set. Comm. Cindy Jablonski questioned open space acquisition and what the city had already purchased. Comm. Ron Borelli questioned where the trails are and how the public can get this information. Matthew Dodge explained that the Middletown Trail Guide is sold in the Planning, Conservation and Development Office, It's Only Natural store and is on the Planning, Conservation and Development website. Comm. Richard Pelletier asked what constitutes a trail and open space. Matthew Dodge explained

ITEM 6.4
COMMISSION
AFFAIRS

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the nature of city trails and open space. Comm. Catherine Johnson indicated she would like to bring in a consultant on land use to the Planning and Zoning Commission.

William Warner presented Chapter 8 of the Plan of Conservation. Discussion ensued.

ITEM 6.3
PLAN OF CON-
SERVATION
AND DEVELOP-
MENT WORK-
SHOP

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. Ron Borelli and Quentin Phipps the Commission adjourned the meeting at 8:32 p.m. Vote was un-animous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

Matthew Dodge
Planning/Environmental Specialist