

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna,
Comm. Andrew Rak, Comm. Les Adams, Comm. Deborah
Kleckowski, Comm. Ronald Borelli, Comm. John Pieper, Asst.
Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
PRESENT

Comm. Cynthia Jablonski, Comm. Sebastian Scalora, Mayor
Sebastian N. Giuliano, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Matt Dodge, Environmental Planning
Specialist, Bruce E. Driska, Zoning Enforcement Officer

STAFF

There were approximately seventy (70) 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

Jennifer Alexander commented on Item #5.1.

ITEM 2
DISCUSSION
WITH PUBLIC

Atty. Myron Poliner was present. Frank Magnotta, the engineer,
responded to Atty. Michael Dowley and the Public Works De-
partmental comment from the previous meeting. Discussion ensued.
Atty. Kenneth Antonia commented. Discussion ensued. William
Warner responded. Atty. Myron Poliner concluded. On motion and
second by Comms. Andrew Rak and James Fortuna the Commission
closed the public hearing. Vote was unanimous. A motion to approve
a five (5) lot resubdivision of the property of Helene Ferrari and
Frank Ferrari, Executors of the Estate of Eloise Greco, located on the
south side of Randolph Road between Lee Street and Paddock Road
and across from the intersection with Chauncey Road was made by
Comm. Andrew Rak and seconded by Comm. Carl Bolz. There was
no discussion on the request for a waiver of the sidewalk require-
ments and the request was approved unanimously. Discussion ensued.
The motion failed with Chw. Barbara Plum, Comm. Carl Bolz, Comm.
James Fortuna, Comm. Andrew Rak, Comm. Deborah Kleckowski,
Comm. Les Adams, Comm. John Pieper opposed and Comm. Ron
Borelli abstaining. Applicant/agent Helene Ferrari S2007-1

ITEM 3.1
DENIED A
PROPOSED
FIVE (5) LOT
RESUB-
DIVISION OF
THE PROPERTY
OF HELENE
FERRARI AND
FRANK FERRARI,
EXECUTORS OF
THE ESTATE OF
ELOISE GRECO,
LOCATED ON
THE SOUTH
SIDE OF RAN-
DOLPH ROAD
BETWEEN LEE
STREET AND
PADDOCK ROAD
AND ACROSS
FROM THE IN-
TERSECTION
WITH CHAUN-
CEY ROAD

Atty. Michael Dowley, representing the applicant, reviewed the de-
partmental comments and rebutted. Discussion ensued. William Warner

ITEM 3.2
GRANTED A

commented. 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. Andrew Rak and Carl Bolz the Commission granted a Special Exception to convert an existing single family dwelling located at 88 Woodward Avenue to a two-family. Vote was unanimous. Applicant/agent Carl Morello SE2007-5

SPECIAL EX-
CEPTION TO
CONVERT AN
EXISTING
SINGLE
FAMILY
DWELLING
LOCATED AT
88 WOOD-
WARD AVENUE
TO A TWO-
FAMILY

The Commission took a break at 8:47 p.m. and resumed the meeting at 9:03 p.m.

Stephen Giudice, the land surveyor, presented the proposal. Discussion ensued. William Warner commented. From the public, Mark Loomis commented. Mr. Harvey spoke about the proposal. Marcia Baumstein commented. Various documents and pictures were entered into the record. Anthony Denorfia rebutted. Discussion ensued. Robert Dobeier, Asst. Public Works Director, commented on the drainage swale maintenance and indicated that the city would not maintain it. Comm. Ron Borelli commented on the lot sizes and drainage issues. Stephen Giudice rebutted. Comm. Carl Bolz asked the developer to request a statement of drainage adequacy from the Public Works Department. On motion and second by Comms. Andrew Rak and Carl Bolz the Commission continued the public hearing for a proposed eleven (11) lot resubdivision of the property of John H. & Lynda R. Herrmann located on the west side of Crystal Lake Road and south of Prout Hill Road to be known as Trailside Crossing until the May 9, 2007 meeting. Vote was unanimous. Applicant/agent AA Denorfia Building & Development/Harry E. Cole & Son/Stephen M. Giudice, L.S. S2006-7

ITEM 3.3
CONTINUED P.H.
5/9/07 FOR A
PROPOSED
ELEVEN (11)
LOT RESUB-
DIVISION OF
THE PROPERTY
OF JOHN H.
AND LYNDA R.
HERRMANN
LOCATED ON
THE WEST SIDE
OF CRYSTAL
LAKE ROAD
AND SOUTH OF
PROUT HILL
ROAD TO BE
KNOWN AS
TRAILSIDE
CROSSING

John Szcurek submitted a memorandum regarding updated departmental comments. Discussion ensued. Comm. Carl Bolz indicated that the Public Works Department needs to review the revised plans. Letters from homeowners on Arbutus Street and from Alex and Wanda Dupuy were submitted into the record. On motion and second by Comms. Andrew Rak and Carl Bolz the Commission continued the meeting past 11:00 p.m. Vote was unanimous. John Szcurek asked for a continuance in order to respond to the various comments. Discussion ensued. William Warner responded to Comm. Ron Borelli's question regarding buildable lot requirements. On motion

ITEM 3.4
CONTINUED P.H.
5/9/07 FOR A
PROPOSED
EIGHT (8) LOT
RESUBDIVISION
WITH A SPECIAL
EXCEPTION FOR
A LARGE LOT
ENVIRON-

and second by Comms. Carl Bolz and Andrew Rak the Commission continued the public hearing for a proposed eight (8) lot resubdivision with a Special Exception for a Large Lot Environmentally Sensitive Subdivision (LLES) of the property of Arbutus Street, LLC located on the west side of Arbutus Street and south of Round Hill Road Extension to be known as South Gate until the meeting of May 9, 2007. Vote was unanimous. Applicant/agent Arbutus Street, LLC/Megson & Heagle PE & LS, LLC S2007-2

MENTALLY
SENSITIVE
SUBDIVISION
OF THE PRO-
PERTY OF AR-
BUTUS STREET,
LLC LOCATED
ON THE WEST
SIDE OF AR-
BUTUS STREET
AND SOUTH OF
ROUND HILL
ROAD EXTEN-
SION TO BE
KNOWN AS
SOUTH GATE

Pat Benjamin spoke on the proposal. Discussion ensued. Bruce Driska, the Zoning Enforcement Officer, indicated there is a need to improve and repair the silt fencing. On motion and second by Comms. Andrew Rak and Les Adams the Commission granted Site Plan Approval to construct a 12,000 sq. ft. Goodwill store as part of the Connecticut Beverage Mart Plaza located at 955 Washington Street. Vote was unanimous. Applicant/agent 3127 Berlin Turnpike Associates, LLC/Brigham S. Metcalfe SPR2007-55

ITEM 4.1
GRANTED SITE
PLAN AP-
PROVAL TO
CONSTRUCT
A 12,000 SQ.
FT. GOODWILL
STORE AS
PART OF THE
CONNECTICUT
BEVERAGE
MART PLAZA
LOCATED AT
955 WASHING-
TON STREET

William Warner explained the request. On motion and second by Comms. Carl Bolz and Andrew Rak the Commission approved a request for reduction of the cash bond to \$10,000 for Phases I and II of the Laurel Farms Subdivision located off Laurel Grove Road. Vote was unanimous. Applicant/agent LePage Homes/William D. LePage, President, LePage Homes, Inc. S2002-15

ITEM 4.2
APPROVED A
REQUEST FOR
REDUCTION OF
THE CASH
BOND FOR
PHASES I AND
II OF THE
LAUREL
FARMS SUB-
DIVISION LO-
CATED OFF
LAUREL
GROVE ROAD

On motion and second by Comms. Andrew Rak and James Fortuna the Commission scheduled a public hearing date of May 23, 2007 regarding the definition of "Family" in the Zoning Code. Vote was unanimous.

ITEM 5.1
SCHEDULED P.H.
5/23/07 RE-
GARDING THE
DEFINITION
OF "FAMILY"
IN THE ZON-
ING CODE

William Warner explained the request. On motion and second by Comms. Carl Bolz and Andrew Rak the Commission gave an affirmative G.S. 8-24 Review with regard to the acquisition of property located between Old Mill Road and Bernie O'Rourke Drive by the State for the Route 66 intersection and drainage improvements. Vote was unanimous. Applicant/agent State of CT DOT/ Mark J. Mickiewicz, Acquisition/Relocation, Office of Rights of Way

ITEM 5.2
GAVE AN
AFFIRMATIVE
G.S. 8-24 RE-
VIEW WITH
REGARD TO
THE AC-
QUISITION OF
PROPERTY
LOCATED BE-
TWEEN OLD
MILL ROAD
AND BERNIE
O'ROURKE
DRIVE BY THE
STATE FOR
THE ROUTE
66 INTERSEC-
TION AND
DRAINAGE
IMPROVE-
MENTS

The following corrections were noted: 1) On Page 3, under Item #3.5, change "George Daley" to "Gerry Daley"; 2) On Page 6, after Item #5.5, add that the Commission voted to continue the meeting past 11:00 p.m.; and 3) On Page 7, under Item #6.1, add "with Chw. Barbara Plum abstaining" to the last sentence. On motion and second by Comms. Andrew Rak and Les Adams the Commission approved the minutes of the April 11, 2007 meeting as amended. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF
4/11/07
REGULAR
MEETING AS
AMENDED

Bruce Driska explained a correction to his report. Chw. Barbara Plum questioned a sign at 324 Main Street, 190 Washington Street and a sign on the corner of College and Main Streets. Discussion ensued.

ITEM 6.2
ZEO REPORT

There was no discussion.

ITEM 8
DISCUSSION

PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 25, 2007, 7:00 P.M.
PAGE 5 OF 5

On motion and second by Comms. James Fortuna and Les Adams
the Commission adjourned the meeting at 11:35 p.m. Vote was un-
animous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development