

Chm. W. Lee Osborne, Comm. Anthony J. Vasiliou,
Comm. Carl Bolz, Comm. Jeffrey Pierce, Comm. David
Roane, Comm. James Fortuna

COMMISSION
MEMBERS
PRESENT

Comm. Ron Klattenberg, Comm. Corrine Dorsey,
Comm. Carl Chisem, Comm. William Holley, Mayor
Maria Madsen Holzberg, Ex-Officio, Dir. P.W.
Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Planning Director

STAFF

There were approximately twenty-five members of the
public.

PUBLIC

Comm. Carl Bolz conducted roll call and read the
public hearing legal notice into the record. From the
public, Donald Bidwell submitted an article from the
Middletown Press dated June 11, 1987 and suggested
that the Department of Environmental Protection
should be involved. Comm. Anthony Vasiliou questioned
if Rapidprint expanded. Donald Bidwell responded yes.
Hugh Curley, speaking on behalf of the Middlesex
County Chamber of Commerce, supports the proposal.
Comms. David Roane and Anthony Vasiliou questioned
Hugh Curley. Earle Roberts is strongly opposed to the
project based on water quality and submitted the Water
Protection Regulations. Atty. Michael Dowley
summarized. Comm. Anthony Vasiliou questioned
the location of the watershed. William Warner responded.
Atty. Dowley and George Smilas summarized and
discussed the previous activities by the adjacent
landowners. Robert Trigo commented on alleged
violations by Rapidprint. George Smilas commented
on the cul-de-sac waiver and used a plan to display
the feasibility of a thru road and why it doesn't make
good sense. Atty. Michael Dowley indicated that Lots
#9 and #10 will be combined and feels that all the
departments have been satisfied. George Smilas
commented on engineering and mitigation. Discussion
ensued. William Warner commented. Comm. Jeffrey
Pierce questioned if the City ever wanted to purchase
open space if the applicant participated in rezonings.
Earle Roberts commented. Discussion ensued. Comm.
Anthony Vasiliou questioned staff about a referral
to the State. Comm. David Roane commented.
Lengthy discussion ensued. A motion to close the
public hearing was made by Comm. Jeffrey Pierce.

ITEM 2.1
GRANTED PRELIMINARY
APPROVAL OF A 12 LOT
INDUSTRIAL RESUB-
DIVISION OF THE TRICON
INTERNATIONAL PROPERTY
LOCATED ON SOUTH
MAIN STREET NEAR
ROUND HILL ROAD
WITH CONDITIONS

No one seconded. Comm. Anthony Vasiliou questioned the applicant. On motion and second by Comms. Jeffrey Pierce and Carl Bolz the Commission closed the public hearing. Vote was unanimous. The Commission took a five minute recess. Chm. W. Lee Osborne commented. A motion to grant preliminary approval of a 12 lot industrial resubdivision of the Tricon International property located on South Main Street near Round Hill Road with the condition that all departmental comments be addressed was made by Comm. David Roane. A motion to waive the cul-de-sac requirements was made by Comm. Anthony Vasiliou and seconded by Comm. Jeffrey Pierce. Comm. Anthony Vasiliou commented in support. Comm. David Roane supports the motion. Chm. W. Lee Osborne commented. The motion to waive the cul-de-sac requirements passed unanimously. A motion to require sidewalks was made by Comm. Anthony Vasiliou and seconded by Comm. David Roane. Chm. W. Lee Osborne commented on the sidewalks. Comm. Anthony Vasiliou commented in support of sidewalks. Comm. Carl Bolz questioned Comm. Anthony Vasiliou. Comm. Anthony Vasiliou indicated that both sides are not on South Main Street. Comm. Jeffrey Pierce feels they should be cleared or be salted. The motion to require sidewalks failed with Chm. W. Lee Osborne, Comm. Carl Bolz, Comm. Jeffrey Pierce, Comm. David Roane opposed and Comms. Anthony Vasiliou and James Fortuna in favor. Comm. David Roane spoke on the regulations, watershed concerns and the dilemma that this Commission is in support. Comm. Jeffrey Pierce agreed with Comm. Roane, is in favor of the application, and feels the applicant should offer this property to the City for open space. Comm. Anthony Vasiliou indicated that the addressing of all departmental comments should be included and is opposed to the application for several reasons. He spoke at length. Comm. Carl Bolz indicated that the real issue is hard surface and not water and sewer. Residential development impacts could be greater. He supports the proposal. Comm. Jeffrey Pierce responded to the comments. Comm. Anthony

Vasiliou commented on the boundary of
sewers in the Plan of Development. Chm.
W. Lee Osborne spoke in support and feels
that the proposal conforms to the regulations
and should be approved. The main motion
passed with Chm. W. Lee Osborne, Comm.
Carl Bolz, Comm. Jeffrey Pierce, Comm.
David Roane, and Comm. James Fortuna
in favor and Comm. Anthony Vasiliou
opposed. Applicant/agent Tricon Internation
LTD/Atty. Michael. F. Dowley S96-16

Adjournment was at 10:30 P.M.

ITEM 3
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning