

PLANNING AND ZONING COMMISSION REGULAR MEETING MAY 11, 2005, 7:00 P.M.  
PAGE 1 OF 3

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna,  
Comm. John Pieper, Comm. Andrew Rak, Comm. Sebastian  
Scalora, Comm. William Wilson MEMBERS  
PRESENT

Comm. Stephen Gadowski, Comm. Stephen Shapiro, Comm.  
Deborah Kleckowski, Mayor Dominique Thornton, Ex-Officio MEMBERS  
ABSENT

William Warner, Director, Deputy Dir. P.W. Robert Dobmeier STAFF

There were approximately twenty (20) 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

There was no discussion. ITEM 2  
DISCUSSION  
WITH PUBLIC

Atty. Guiliano explained the proposal to create two (2) lots.  
Discussion ensued on the previous proposal and the location  
of the driveways. On motion and second by Comms. Andrew  
Rak and William Wilson the Commission closed the public  
hearing. Vote was unanimous. On motion and second by  
Comms. Carl Bolz and William Wilson the Commission  
granted final approval of a two (2) lot resubdivision with a  
Special Exception for two 5,000 sq. ft. lots of the property of  
Carmelo and Doritza Rigano located at the intersection of  
Chestnut and Walnut Streets. Vote was unanimous. Applicant/  
agent Carmelo Rigano S2005-3 ITEM 3.1  
GRANTED  
FINAL AP-  
PROVAL OF  
A TWO (2)  
LOT RESUB-  
DIVISION WITH  
A SPECIAL EX-  
CEPTION FOR  
TWO 5,000 SQ.  
FT. LOTS OF  
THE PROPERTY  
OF CARMELO  
AND DORITZA  
RIGANO LO-  
CATED AT THE  
INTERSECTION  
OF CHESTNUT  
AND WALNUT  
STREETS

J. Jackson, Shiloh Baptist Church, explained the proposal to  
amend the Zoning Code. Arline Rich questioned changing the  
text. William Warner commented on the proposed text, the de-  
finition of elderly and other issues. Comm. Andrew Rak questioned  
the non-profit. David Berto commented on housing, non-profit  
for profit and the timelines for funding. On motion and second by  
Comms. William Wilson and Carl Bolz the Commission closed the  
public hearing. Vote was unanimous. A motion to adopt a Zoning  
Code text amendment to add Section 60.02.40 Non-Profit Elderly  
ITEM 3.2  
ADOPTED A  
ZONING CODE  
TEXT AMEND-  
MENT TO ADD  
SECTION 60.02.40  
ELDERLY  
HOUSING IN THE  
R-15 ZONE BY

in the R-15 zone by Special Exception with an effective date of May 31, 2005 was made by Comm. Andrew Rak and seconded by Comm. William Wilson. Comm. Andrew Rak offered a friendly amendment to remove "Non-Profit" from the text. The original motion as amended passed unanimously. Applicant/agent Shiloh Baptist Church/David Berto, Housing Enterprises, Inc. Z2005-1

SPECIAL EX-  
CEPTION

Comm. Carl Bolz moved to table due to request for an injunction. William Warner commented on the injunction. Atty. Joseph Milardo commented. Comm. Carl Bolz withdrew his motion and restated a motion to table a request for final approval of Phase II of the Country Hill Subdivision located off East Street in order to get more information from the City Attorney. Comm. William Wilson seconded. The motion passed unanimously. Comm. Carl Bolz requested more information from the City Attorney and that an attorney be present at all meetings. Applicant/agent Ravenswood Homes/Richard N. Fiske S2001-15

ITEM 4.1  
TABLED A RE-  
QUEST FOR  
FINAL AP-  
PROVAL OF  
PHASE II OF  
THE COUNTRY  
HILL SUB-  
DIVISION LO-  
CATED OFF  
EAST STREET

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of May 25, 2005 for a proposed Special Exception to convert a former hair salon located at 749 Washington Street to an automobile rental agency. Vote was unanimous. Applicant/agent Kevin Kolstad/Enterprise Rent-A-Car/Frank C. Magnotta SE2005-4

ITEM 5.1  
SCHEDULED P.H.  
5/25/05 FOR A  
PROPOSED  
SPECIAL EX-  
CEPTION TO  
CONVERT A  
FORMER HAIR  
SALON LO-  
CATED AT 749  
WASHINGTON  
STREET TO AN  
AUTOMOBILE  
RENTAL  
AGENCY

William Warner explained. Comm. Carl Bolz questioned the acreage. A motion to give an affirmative G.S. 8-24 Review regarding a Department of Environmental Protection application to acquire the development rights for the Graves farm located on Chauncey Road was made by Comm. Andrew Rak and seconded by Comm. Carl Bolz. Comm. Carl Bolz spoke in support. The motion passed unanimously. Proponent PCD Dept.

ITEM 5.2  
GAVE AN AF-  
FIRMATIVE  
G.S. 8-24 RE-  
VIEW RE-  
GARDING A  
DEPARTMENT  
OF ENVIRON-  
MENTAL PRO-  
TECTION AP-  
PLICATION TO  
ACQUIRE THE  
DEVELOPMENT

RIGHTS FOR THE  
GRAVES FARM  
LOCATED ON  
CHAUNCEY  
ROAD

William Warner explained the land involved, the existing uses and the city's ability to control future use. Comm. Andrew Rak questioned the existing houses. William Warner responded. Comm. Carl Bolz commented on the need for the City Attorney to review all leases. On motion and second by Comms. Andrew Rak and Carl Bolz the Commission gave an affirmative G.S. 8-24 Review for the acceptance of approximately 260 acres of land and two (2) houses in the vicinity of the Connecticut Valley Hospital from the State of Connecticut. Vote was unanimous. Proponent PCD Dept.

ITEM 5.3  
GAVE AN AF-  
FIRMATIVE G.S.  
8-24 REVIEW  
FOR THE AC-  
CEPTANCE OF  
APPROXIMATE-  
LY 260 ACRES  
OF LAND AND  
TWO (2) HOUSES  
IN THE VICINITY  
OF THE CONNEC-  
TICUT VALLEY  
HOSPITAL FROM  
THE STATE OF  
CONNECTICUT

The following change was noted: Comm. William Wilson was present at the meeting. On motion and second by Comms. Andrew Rak and Carl Bolz the Commission approved the minutes of the April 27, 2005 regular meeting as amended. Vote was unanimous.

ITEM 6.1  
APPROVED THE  
MINUTES OF THE  
4/27/05 REGULAR

The Zoning Enforcement Officer was absent.

ITEM 6.2  
ZEO REPORT

There was no discussion.

ITEM 8  
DISCUSSION

On motion and second by Comms. James Fortuna and Andrew Rak the Commission adjourned the meeting at 8:30 p.m. Vote was unanimous.

ITEM 9  
ADJOURNMENT

Respectfully submitted,

William Warner  
Director