

Chm. W. Lee Osborne, Vice-Chm. Philip Halibozek, Ann Loffredo, John Robinson, Anthony J. Vasiliou, Jennifer Alexander, Francis Patnaude

COMMISSION
MEMBERS
PRESENT

Stephen P. Shapiro, Sebastian J. Passanesi, Stephen Gadowski, Gerard Winzer, Mayor Thomas J. Serra, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

Alternate Comm. Jennifer Alexander acted for absent Comm. Stephen P. Shapiro. Alternate Comm. Francis Patnaude acted for absent Comm. Sebastian J. Passanesi.

A C T I N G
MEMBERS

William Warner, Planning Director

STAFF

Reporter from Middletown Press and approximately 15 members of the public.

OTHERS

On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission approved the minutes of the April 27, 1994 meeting. Vote was unanimous.

ITEM 2.1
APPROVED
MINUTES
4/27/94

The Commission acknowledged the Zoning Enforcement Officer's Sign Report and Monthly Report.

ITEM 3.1 &
3 . 2
ACKNOW-
LEDGED
SIGN &
MONTHLY
REPORT

A lengthy discussion ensued regarding sidewalks, fencing and tree preservation pursuant to a proposed 17 lot subdivision located on the east side of Long Hill Road to be known as Meadow View Subdivision. Comm. Vasiliou questioned the status of the commercial development and when it will be developed. Comm. Loffredo raised an issue regarding stop signs. Comm. Robinson moved approval subject to departmental comments including the Planning and Zoning Department's comments. Comm. Halibozek seconded motion and felt stop signs should not be required. Chm. W. Lee Osborne felt stop sign for pacing as opposed to speed control. Comm. Halibozek and Robinson asked Lt. Clayton to comment.

ITEM 4.1
GRANTED
PRE-
LIMINARY
APPROVAL
17 LOT
SUB-
DIVISION
MEADOW
VIEW

Lt. Clayton quickly reviews plans and suggests crosswalks at Daniel Street intersection. He felt in general stop signs need not be required but a traffic study should be done. A lengthy discussion ensued about sidewalks in the Wesleyan Hills area. Comm. Loffredo agreed with the crosswalks. Comm. Robinson felt the system works well and the crosswalks will alter the character of the area and felt the crosswalks will not be used. Comm. Patnaude questioned the Planning and Zoning Commission authority and the Police comments. Comm. Alexander did not support the motion. Comm. Robinson and Halibozek supported the motion stating the Plan has been scrutinized. Comm. Loffredo asked that crosswalks be added to the motion. Comm. Robinson felt one at the Yellow Road intersection is appropriate. The Commission discussed four staff comments, departmental comments, crosswalks at the Yellow Road intersection, and the Conservation Commission comment. Comm. Patnaude and Halibozek motioned for a quick recess. Vote was unanimous. Comm. Vasiliou raised concerns regarding traffic, surrounding development, and potential development. He opposed the motion. Comm. Patnaude felt safety was the issue and the issue was addressed. He will support the motion. Comm. Loffredo felt time has caused concerns to develop. Comm. Patnaude felt safety is the number one issue and should have been discussed during the public hearing. He moved question and there was no second to the motion. It was denied. Comm. Alexander felt issues were raised and will not support the motion. Comm. Halibozek supported comments of the traffic division and felt traffic was not an issue. Comm. Robinson felt this is a planned development and this was considered when it was planned. Comm. Loffredo contrasted with Westlake Commercial Area which was never developed. Comm. Halibozek felt the Police Commission could study the area if a major problem developed. The Commission granted preliminary approval of a 17 lot subdivision located on the east side of Long Hill road to be known as Meadow View Subdivision with the conditions that (a) street trees every 50 feet; (b) existing trees must be preserved to the maximum extent possible; (c) a fence and if necessary landscaping be installed along the Wyskel property to standards to be determined by city staff; (d) a walkway shall be installed along the rear of the properties; (e) a crosswalk be installed at the

ITEM 4.1
GRANTED
PRE-
LIMINARY
APPROVAL
17 LOT
SUB-
DIVISION
M E A D O W
VIEW

Yellow Road Long Hill Road intersection; and (f) it meet all departmental requirements. Vote was 5 to 2 with Comms. Vasiliou and Alexander voting in opposition. Commissioners voting in favor were Philip Halibozek, W. Lee Osborne, John Robinson, Ann Loffredo and Francis Patnaude

On motion and second by Comms. Loffredo and Halibozek the Commission tabled a proposed special exception to permit a used care dealership located on 465 Middlefield Street. Applicant/agent Reliable Fleet Maintenance/Paul Tuomi SE94-5

ITEM 4.2
T A B L E D
S . E . 465
M I D D L E -
F I E L D
S T R E E T

On motion and second by Comms. Loffredo and Halibozek the Commission granted a release of a cash deposit being held for the Heritage Run Subdivision located off East Street with the condition it meet the requirements of the Public Works Department as outlined in a memo dated 5/10/94. Applicant/agent Bysiewicz Corp./Atty. Dean Thomasson S89-20. Vote was unanimous.

ITEM 4.3
G R A N T E D
R E L E A S E
C A S H
D E P O S I T
H E R I T A G E
R U N
S U B D I V I -
S I O N

On motion and second by Comms. Loffredo and Robinson the Commission granted final approval of Section II, Lots 70-73 and Lots 92-96 in the Meadows at Riverbend Subdivision with the conditions that (a) the Developer enter into a contractual agreement with the City assuring that several unfinished items be completed; and (b) the Developer submit a cash deposit in the amount of \$38,000.00 for miscellaneous street work and \$5,000.00 for trees and restoration. Applicant/agent Tuttle Road Associates/Robert C. Fusari S91-15. Vote was unanimous.

ITEM 4.4
G R A N T E D
F I N A L
A P P R O V A L
S E C T I O N I I
L O T S 70-
73, 92-96
M E A D O W S A T
R I V E R B E N D
S U B D I V I -
S I O N

On motion and second by Comms. Loffredo and Halibozek the Commission scheduled a public hearing on May 25, 1994 to consider a proposed resubdivision to establish an additional lot located on the north side of Congdon Street. Applicant/agent Tuttle Road Associates S91-15. Vote was unanimous.

ITEM 5.1
S C H E D U L E D
P . H .
5 / 2 5 / 9 4
R E S U B D I V I -
S I O N N / S
C O N G D O N
S T R E E T

On motion and second by Comms. Loffredo and Vasiliou the Commission scheduled a public hearing on May 25, 1994 to consider a proposed resubdivision to establish an additional lot as a special exception located on 22 North Fowler Avenue permitted under Section 21.02. Applicant/agent Edward and Gertrude Binki S94-4. Vote was unanimous.

ITEM 5.2
SCHEDULED
P . H .
5/25/94 22
N O R T H
F O W L E R
A V E N U E 1
L O T A S
S . E .

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

ITEM 6
P U B L I C
H E A R I N G
T A P E
R E C O R D I N G

Vice-Chm. Philip Halibozek read the legal notice into the record regarding continuation of a proposed 8 lot resubdivision located off Alsace Terrace with request to waive the sidewalk requirements and request for model home approval on lot 5. Atty. Dean Thomasson explained the situation and updates the status of the application, read the Water and Sewer Depts. comments into the record, hired a well driller, and asked for a continuation of the hearing. Comm. Halibozek questioned the letter regarding flooding. William Warner responded. On motion and second by Comms. Halibozek and Vasiliou the Commission continued the public hearing. Applicant/agent Dean A. Thomasson S94-2. Vote was unanimous.

ITEM 6.1
CONT P.H.
5/25/95 8
LOT RESUB-
DIVISION
A L S A C E
T E R R A C E

Gene DeProto made the presentation and explained where the RPZ zones were in regard to a proposed Zoning Code text addition to allow under Section 44.08 and 60.02 as a special exception an adaptive reuse as a professional office of a structure formerly used as a place of congregation for members of a religious faith in the RPZ zone. Comm. Loffredo questioned the RPZ zones and William Warner responded. Gene DeProto explained possible properties impacted. Comm. Loffredo questioned plans to apply for a special exception. Gene DeProto responded. Comm. Vasiliou referred to definitions of professional offices. No one spoke from the public. On motion and second by Comms. Halibozek and Loffredo the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Halibozek and Robinson the Commission adopted the text addition with an effective dated of May 30, 1994. Vote was unanimous.

ITEM 6.2
ADOPTED
ZONING
CODE TEXT
ADDITION
S . E .
ADAPTIVE
REUSE
PROFES-
SIONAL
OFFICE OF
RELIGIOUS
FAITH RPZ
ZONE

K. Hart explained the proposal for a lot line revision including a special exception to allow a rear lot located on the west side of Millbrook Road south of the intersection of Wilcox Road using the plan submitted. Comm. Loffredo questioned rear lot. William Warner explained. No one from the public spoke. Comm. Robinson moved approval. No second. Discussion ensued regarding site lines and special exceptions. Comm. Loffredo and Comm. Vasiliou moved to table the application for more information from staff and to look at the site. Vote was 6 to 1 with Comm. Halibozek voting in opposition.

ITEM 6.3
TABLED
S.E. REAR
LOT
MILLBROOK
ROAD

There was no discussion with the public.

ITEM 7
DISCUSSION
WITH
PUBLIC

Adjournment was at 8:50 P.M.

ADJOURN-
MENT

Respectfully submitted,

William Warner
Planning Director