

PLANNING AND ZONING COMMISSION REGULAR MEETING MAY 13, 2009, 7:00 P.M.
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Acting Chair Richard Pelletier, Comm. James Fortuna, Comm. Barbara Plum, Comm. Les Adams, Comm. Ron Borelli, Comm. Catherine Johnson, Comm. Deborah Kleckowski, Comm. Carl Bolz, Comm. Quentin Phipps, Comm. Nicholas Fazzino

MEMBERS
PRESENT

Mayor Sebastian Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

Michiel Wackers, Deputy Director

STAFF

There were five (5) members of the public present. There is a word for word DVD recording of the meeting on file and available in the Planning Office

PUBLIC

There was no discussion.

ITEM 2
DISCUSSION

There were no Public Hearing items.

ITEM 3
PUBLIC
HEARINGS

There was no Old Business.

ITEM 4.1
OLD BUSINESS

Comm. Ron Borelli questioned the A-2 survey requirement waiver and requested that a plan, not necessarily an A-2 survey, be submitted. On motion and second by Comms. Barbara Plum and James Fortuna the Commission scheduled a public hearing date of June 24, 2009 for a proposed Special Exception for an adaptive historic re-use of the property located at 196 College Street to convert the second and third floors to an office use and a request for a waiver of the A-2 survey requirements. Vote was unanimous. Applicant/agent Venture One Properties, LLC/David Kennedy SE2009-6

ITEM 5.1
SCHEDULED P.H.
6/24/09 FOR A
PROPOSED
SPECIAL EX-
CEPTION FOR
AN ADAPTIVE
HISTORIC RE-
USE OF THE
PROPERTY LO-
CATED AT 196
COLLEGE
STREET TO CON-
VERT THE
SECOND AND
THIRD FLOORS
TO AN OFFICE
USE

Marc Borghesi presented the proposal. Acting Chair Richard Pelletier questioned if the Water and Sewer Departmental comments had been addressed. Marc Borghesi indicated that the comments had been addressed and sent back to the Water and Sewer Department for review. Comm. Barbara Plum questioned

ITEM 5.2
GRANTED SITE
PLAN APPROVAL
TO CONSTRUCT
A 7,440 SQ. FT.

if the applicant agreed with all the departmental comments and had no objection if approval was granted with the condition that all departmental comments be addressed. Comm. Les Adams questioned if drainage is due to new pavement. Marc Borghesi indicated that the drainage will address the current water issues as well as the pavement. On motion and second by Comms. Barbara Plum and Ron Borelli the Commission granted Site Plan Approval to construct a 7,440 sq. ft. addition to the Mack Fire Protection building located at 15 Industrial Park Place with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent Mack Fire Protection/Borghesi Building and Engineering Co., Inc. SPR2009-57

ADDITION TO
THE MACK FIRE
PROTECTION
BUILDING LO-
CATED AT 15 IN-
DUSTRIAL PARK
PLACE

David Calabrese, owner of Middletown Nissan, indicated he would be selling pre-owned vehicles at the vacant dealership across the street. A motion to grant location approval for sale of new cars under G.S. 14-54 at the former Town & Country Chrysler Jeep dealership located at 1180 Newfield Street was made by Comm. Barbara Plum and seconded by Comm. James Fortuna. Comm. Ron Borelli noted that the application stated new cars. David Calabrese indicated that a new car dealership license may sell used cars as well. The motion passed unanimously. Applicant/agent Middletown Nissan Pre-owned Value Center/David A. Calabrese, owner

ITEM 5.3
GRANTED LO-
CATION AP-
PROVAL FOR
SALE OF NEW
CARS UNDER
G.S. 14-54 AT
THE FORMER
TOWN &
COUNTRY
CHRYSLER JEEP
DEALERSHIP
LOCATED AT
1180 NEWFIELD
STREET

On motion and second by Comms. Catherine Johnson and Ron Borelli the Commission moved this item until after Item 6.5. Vote was unanimous.

ITEM 5.4
ITEM MOVED
UNTIL AFTER
ITEM 6.5

The following correction was noted: Under Item 6.2, change “fifty (50) feet” to “five (5) feet”. On motion and second by Comms. Barbara Plum and Ron Borelli the Commission approved the minutes of the April 22, 2009 regular meeting as amended. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF THE
4/22/09 REGULAR
MEETING

Acting Chair Richard Pelletier opened up the nominations. A motion to nominate Acting Chair Richard Pelletier for Chair was made by Comm. James Fortuna and seconded by Comm. Barbara Plum. The motion failed with Comms. Barbara Plum, James Fortuna and Richard Pelletier in favor. A motion to nominate Comm. Deborah Kleckowski as Chair was made by Comm. Ron Borelli and seconded by Comm. Catherine Johnson. The motion failed with Comms. Les Adams, Deborah Kleckowski, Catherine Johnson, and Ron Borelli in favor.

ITEM 6.2
ELECTION OF
OFFICERS

Comm. Carl Bolz reported that the Bylaws Subcommittee were moving ahead and that would be a workshop on Wednesday, May 20, 2009. Comm. Catherine Johnson questioned if the workshop would be held in the Council Chambers to allow for the public. Comms. Les Adams and Barbara Plum felt there was conflicting information on the workshops.

ITEM 6.3
COMMISSION
BYLAWS

There were no other Commission Affairs.

ITEM 6.4
OTHER COM-
MISSION AF-
FAIRS

Comm. Catherine Johnson commented that the next public input session would be held on Thursday, May 21, 2009, in the Russell Library and the topic would be Transit.

ITEM 6.5
PLAN OF CON-
SERVATION AND
DEVELOPMENT

Comm. Catherine Johnson introduced Hamden Town Planner Leslie A. Creane, who gave a presentation on how zoning and economic development are related and the Smart Code.. Comm. Quentin Phipps requested that the slide show be made available to the Planning and Zoning Commission and the public. Hamden Town Planner Leslie A. Creane indicated she would do so. Comm. Quentin Phipps questioned what other zoning theories were there. Hamden Town Planner Leslie Creane indicated that she uses a combination of base and form based zoning and that it is hard to find successful models for hybrid zoning but that both are needed to address current problems. Comm. Quentin Phipps questioned how did she get everyone on board. Hamden Town Planner Leslie Creane commented that she was lucky the stars were aligned with the Mayor, the staff, and the Council willing to try it and that they did receive some push back from a neighborhood that is the most successful. Comm. Quentin Phipps questioned the cost. Hamden Town Planner Leslie Creane indicated \$150,000. Comm. Quentin Phipps thanked Comm. Catherine Johnson for inviting the speaker tonight. Comm. Carl Bolz questioned how the industrial uses fit in. Hamden Town Planner Leslie Creane indicated that manufacturing was looked at. Comm. Carl Bolz questioned residential changes and the encouragement of open space. Hamden Town Planner Leslie Creane commented on an option for cluster development, that there is no density bonuses and that the town is not a fan of bonuses. Comm. Carl Bolz questioned if he could get a copy of the proposed zoning. Hamden Town Planner Leslie Creane indicated there is a copy on the Town of Hamden

ITEM 5.4
GUEST
SPEAKER -
HAMDEN
TOWN
PLANNER
LESLIE A.
CREANE

website. Comm. Catherine Johnson questioned a short code, which is a template, that would need to be customized for local implementation. Hamden Town Planner Leslie Creane indicated that the short code would need to reflect local development patterns. Comm. Catherine Johnson questioned use and form zoning models and what the difference was. Hamden Town Planner Leslie Creane noted use zones were separated, which forced auto use, those uses do not need to be separated but they do not create public spaces. Form zoning can create those public spaces as they do not separate. Comm. Ron Borelli questioned, in the Hamden Magic Mile, how did they get the town to turn around and redevelop. Hamden Town Planner Leslie Creane indicated that it allowed owners and developers to make more money but the new code does not force anyone to develop if they do not want to. Comm. Deborah Kleckowski questioned if they met with education to determine where schools should go and felt schools that we could walk to are needed. Hamden Town Planner Leslie Creane indicated that they only have a very limited degree but in terms of land use, they did locate possible future locations for civic buildings and noted that walkability was an important component throughout. Comm. Ron Borelli commented on bussing. Comm. Quentin Phipps commented that zoning cannot deal with aesthetics or behavior. Hamden Town Planner Leslie Creane indicated that it is an educational process and is never ending. Acting Chair Richard Pelletier questioned how disability was dealt with. Hamden Town Planner Leslie Creane indicated that it was not about anti-automobile but accommodating pedestrians into the equation. From the public, Sheila Stoane noted that she had formed a group called Middletown in Motion and is looking for a safe way to increase walking and biking. Vijay Pinch noted that in Northhampton, Massachusetts, they stop cars at crosswalks and questioned how can pedestrian safety be increased. Hamden Town Planner Leslie Creane indicated that one way to change culture is through enforcement, which is a function of the police department. Sean D’Naddio commented that a challenge is getting trucks to slow down and that in Keene, New Hampshire, there are trees and parking on Main Street to slow down traffic.

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Deborah Kleckowski the Commission adjourned the meeting at 9:01 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

Michiel Wackers, AICP
Deputy Director