

PLANNING AND ZONING COMMISSION REGULAR MEETING MAY 14, 2003, 7:00 P.M. PAGE 1
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Chw. Barbara Plum, Comm. Stephen Gadowski, Comm. George Lapadula, Comm. Andrew Rak, Comm. William Wilson, Comm. John Pieper, Comm. Carl Bolz, Comm. John Voli

MEMBERS
PRESENT

Comm. Stephen Shapiro, Mayor Dominique Thornton, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Thomas Nigosanti, Chief Engineer

STAFF

There were approximately forty (40) 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

Arline Rich commented on Stone Resources, retail sales and a zoning violation. The applicant indicated “not a cash & carry retail operation” and she feels this doesn’t fit the definition of retail. Arline Rich continued on the Sachem Drive subdivision and the restrictions on the approval. Earle Roberts commented on Item #4.5, the Medical Development Associates project. He spoke on erosion and sediment controls, wetlands problems. Earle Roberts commented on Item #4.3, a Zoning Code text amendment deleting rear lots.

ITEM 2
DISCUSSION
WITH PUBLIC

Atty. Michael Dowley explained the proposal for a drive thru at McDonalds and submitted petitions in support. M. Cavanaugh explained the proposed site plans and modification as required by staff. Comm. George Lapadula questioned the fire access and the cut throughs. Comm. Carl Bolz questioned the handicapped having to cross traffic lanes. The Commission discussed the site circulation. Comm. James Fortuna commented on the two entrances. Comm. Andrew Rak spoke on the fire departmental comments, circulation and handicapped parking. Comm. George Lapadula commented on traffic circulation. Comm. Carl Bolz suggested a stop sign. D. Kerns, McDonald’s Corporation, feels the improvements will add value to the property. Michael Ghadimian, the owner of McDonalds, spoke on the merits of drive-throughs and the improvements planned. From the public, Kevin Marrotta, Middlesex County Chamber of Commerce, spoke in support. R. Groco commented on litter. B. Anderson commented on handicapped. E. Lentini questioned fencing, the driveway on South Main and cut throughs. J. Lentini commented on traffic and litter. Theodore Charton spoke in support. M. Hettrich spoke regarding litter on Stevens Lane. J.Lentini commented on the Ward Street entrance. R. Pellitier spoke in support. E. Lentini requested the removal of the Ward Street entrance. Atty. Michael Dowley concluded his presentation. He agreed with all the departmental conditions and explained that there will be a vinyl coated chain link fence four (4) feet tall. On motion and second by Comms. Stephen

ITEM 2b.1
GRANTED A
SPECIAL EX-
CEPTION TO
ALLOW A
DRIVE THROUGH
AT THE MC-
DONALDS LO-
CATED AT 611
SOUTH MAIN
STREET

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Gadomski and James Fortuna the Commission closed the public hearing. Vote was unanimous. A motion to grant a Special Exception to allow a drive through at the McDonald's Restaurant located at 611 South Main Street with the condition that some more attractive type of fence other than a chain link be installed was made by Comm. Andrew Rak and seconded by Comm. Stephen Gadomski. Comm. Andrew Rak feels a chain link fence is not appropriate and that a vinyl picket is better. He spoke in support of the proposed circulation plan and commented on the backups on South Main Street. Comm. George Lapadula spoke on circulation and the existing layout. He indicated his support. Comm. William Wilson indicated he grew up in this area and feels this is an improvement. The motion passed unanimously. Applicant/agent Mike Ghadimian/Michael F. Dowley SE2003-4

R. Berlandy explained the new revision to the plan. Comm. George Lapadula spoke in support of the plan. On motion and second by Comms. George Lapadula and Stephen Gadomski the Commission granted a request to modify a CGS 8-24 and site plan approval for the Wesley School project. Vote was unanimous. Applicant/agent Wesley School Building Committee/AN Engineering

ITEM 3.1
GRANTED A RE-
QUEST TO MODIFY
A CGS 8-24 AND SITE
PLAN APPROVAL
FOR THE WESLEY
SCHOOL PROJECT

Atty. Michael Dowley explained the proposal and the fact that the Special Exception was never filed in the Town Clerk's Office. On motion and second by Comms. George Lapadula and Stephen Gadomski the Commission approved a request for Lot Certification of the property of William Wasch located on Coleman Road and that the Chair can sign the Special Exception form and make it legal. Vote was unanimous. Applicant/agent Atty. Michael Dowley S88-29

ITEM 3.2
APPROVED A RE-
QUEST FOR LOT
CERTIFICATION
OF THE PROPERTY
OF WILLIAM WASCH
LOCATED ON
COLEMAN ROAD

Tom Nigosanti explained the request for G.S. 8-24 approval for Thomas Street, Bow Lane and Dripps Road. On motion and second by Comms. George Lapadula and William Wilson the Commission gave an affirmative G.S. 8-24 Review to purchase parcels of land located on Thomas Street, Bow Lane, and Dripps Road. Vote was unanimous. Applicant/agent City of Middletown Public Works Department/Salvatore C. Fazzino, Director

ITEM 4.1
GAVE AN AFFIR-
MATIVE G.S. 8-24
REVIEW TO PUR-
CHASE PARCELS
OF LAND LOCATED
ON THOMAS STREET,
BOW LANE, AND
DRIPPS ROAD

On motion and second by Comms. Stephen Gadomski and James Fortuna the Commission scheduled a public hearing date of May 28, 2003 for a proposed Zoning Code text amendment to add Sections 21.02(3), 44.08.43, and 60.02.39 Multifamily Dwellings in an RPZ zone. Vote was unanimous. Applicant/agent The Connection Fund, Inc. c/o Carl Rodenhizer/Dowley & Associates Z2003-1

ITEM 4.2
SCHEDULED P.H.
5/28/03 FOR A PRO-
POSED ZONING
CODE TEXT A-
MENDMENT TO
ADD SECTIONS

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On motion and second by Comms. Stephen Gadomski and James Fortuna the Commission scheduled a public hearing date of May 28, 2003 for a proposed amendment to the Subdivision Regulations to delete Section 5.14 Rear Lots and a proposed Zoning Code text amendment to delete Sections 44.08.27 Rear Lots and to modify Section 44.08.35 (3) Standards. Vote was unanimous. Proponent PCD Dept. Z2003-2

Atty. Michael Dowley explained the proposal for Home Depot and the modifications to the Silvestri property. R. Rimilard explained the site and the final revised plan with all new landscaped islands as requested by staff, parking, drainage, lighting, landscaping, architectural design, entrance way, signage and indicated there will be one hundred and fifty (150) new jobs-60% full time and 40% part time. Chw. Barbara Plum indicated it was a "nice presentation" and questioned parking at the Silvestri property. R. Rimilard and Atty. Michael Dowley responded that the State Traffic Commission will be regulating the parking. On motion and second by Comms. William Wilson and George Lapadula the Commission granted Site Plan Approval to construct a new Home Depot building at Washington Plaza, 855-900 Washington Street with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent Home Depot America/Atty. Michael Dowley SPR2003-

Frank Galluzzo explained the proposal using a site plan. He agreed to all department comments and building plans, lighting, sidewalks, landscaping and the previous problems on the site. Comm. Carl Bolz questioned why there won't be a public hearing. William Warner responded. Chw. Barbara Plum questioned the dirt piles. Comm. Andrew Rak questioned the signs. Frank Galluzzo indicated the need for city approval. Comm. Andrew Rak questioned the condition of Standpipe Road and parking. On motion and second by Comms. George Lapadula and Andrew Rak the Commission granted site plan

21.02(3), 44.08.43,
AND 60.02.39 MULTI-
FAMILY DWELLINGS
IN AN RPZ ZONE

ITEM 4.3
SCHEDULED P.H.
5/28/03 FOR A PRO-
POSED AMEND-
MENT TO THE SUB-
DIVISION REGULA-
TIONS TO DELETE
SECTION 5.14 REAR
LOTS AND A PRO-
POSED ZONING
CODE TEXT AMEND-
MENT TO DELETE
SECTION 44.08.27
REAR LOTS AND TO
MODIFY SECTION
44.08.35 (3) STAN-
DARDS

ITEM 4.4
GRANTED SITE
PLAN APPROVAL
TO CONSTRUCT
A NEW HOME
DEPOT BUILDING
AT WASHINGTON
PLAZA, 855-900
WASHINGTON
STREET

ITEM 4.5
GRANTED SITE PLAN
APPROVAL TO CON-
STRUCT AN AD-
DITIONAL MEDICAL
OFFICE BUILDING
AT THE MDA PROJECT
SITE ON STANDPIPE/
SAYBROOK ROADS

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approval to construct an additional medical office building at the MDA project site on Standpipe/Saybrook Roads adjacent to Bow Lane and Route 9. Vote was unanimous. Applicant/agent Medical Development Associates SE2003-5

ADJACENT TO BOW
LANE AND ROUTE 9

On motion and second by Comms. James Fortuna and George Lapadula the Commission approved the minutes of the April 23, 2003 meeting. Vote was unanimous.

ITEM 5.1
APPROVED MINUTES
OF THE 4/23/03
MEETING

The Commission accepted the Zoning Enforcement Officer's Report.

ITEM 5.2
ZEO REPORT

William Warner commented on the court cases. Comm. John Voli feels Item #2 should be modified to read "Discussion with public on items on agenda which are not scheduled to be or subject to be or have not been the subject of a public hearing". Chw. Barbara Plum feels the Commission should be once a month. Discussion ensued. On motion and second by Comms. William Wilson and George Lapadula the Commission cancelled the second meetings for the months of June, July and August. Vote was unanimous.

ITEM 5.3
COMMISSION
AFFAIRS

Arline Rich commented on the need for a hand held microphone.

ITEM 6
DISCUSSION
WITH PUBLIC

On motion and second by Comms. James Fortuna and George Lapadula the Commission adjourned the meeting at 9:59 p.m. Vote was unanimous.

ITEM 7
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development

