

PLANNING AND ZONING COMMISSION REGULAR MEETING JUNE 9, 1999,
7:00 P.M. PAGE 1 OF 4

Comm. Carl Bolz, Comm. David Roane, Comm. James Fortuna, Comm. Corrine Dorsey, Comm. Barbara Plum, Comm. Victor Liburdi, Mayor Domenique S. Thornton, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Chm. W. Lee Osborne, Comm. Anthony Vasiliou, Comm. William Holley III, Comm. Carl Chisem, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director of Planning, Wayne T. Bell, Zoning Enforcement Officer

STAFF

There were approximately twenty-five members of the public.

PUBLIC

Jeff Pierce commented regarding Item #4.2. He feels action is inappropriate and that only the Planning and Zoning Commission can acquire land. Jeff Pierce referenced Sec. 7131A(b), feels the Commission has converted public money for private use, referenced state statutes at length, and accused the City of misappropriation of \$5 million. Lawrence Buck commented on roads on Lamentation and Higby Mountains. Comm. Carl Bolz indicated that Comm. James Fortuna is on the Conservation Commission and must disqualify himself and Items #4.2 and #4.3 cannot go forward. Lawrence Buck commented. Jim Sipperly, the Environmental/ Planning Specialist, commented on the process. Jeff Pierce indicated that his property is on the Department of Environmental Protection list. Lawrence Buck commented on actions in Berlin.

ITEM 2
DISCUSSION WITH
PUBLIC ON ITEMS
ON AGENDA

The Zoning Enforcement Officer submitted his report regarding various projects.

ITEM 2a
ZEO REPORT

On motion and second by Comms. David Roane and Barbara Plum the Commission denied a request for release of the cash bond for the Hunt Club Subdivision, Phase 10. Vote was unanimous. Applicant/agent D'Amato Investments, LLC/Louis J. D'Amato S87-44

ITEM 3.1
DENIED A RE-
QUEST FOR RE-
LEASE OF THE
CASH BOND FOR
THE HUNT CLUB
SUBDIVISION,
PHASE 10

Michael O'Brien explained the proposal using a rendering and a site plan. William Warner commented and explained the proposal. Comm. Corrine Dorsey questioned low income housing. William Warner and Comm. David Roane responded. Comm. David Roane indicated yes. Mayor Dominique Thornton spoke in strong support of the proposal. Comm. David Roane questioned Michael O'Brien on parking and traffic circulation, who responded. William Warner commented. Comm. Carl Bolz summarized and feels a report to the Common Council is in order. A motion to give an affirmative G.S. 8-24 Review for a proposal by Anthony Fonda at 331 East Main Street behind the Hartford Courant building with a report to the Common Council that the proposal meets zoning requirements but not the Plan of Development, which needs to be updated was made by Comm. David Roane and seconded by Comm. Barbara Plum. Comm. David Roane spoke in support. The motion passed unanimously.

This item was tabled until the next meeting. The Commission requested that the City Attorney be present at the next meeting to discuss Items #4.2 and #4.3.

This item was tabled until the next meeting.

ITEM 4.1
GAVE AN AFFIRMATIVE G.S. 8-24 REVIEW FOR A PROPOSAL BY ANTHONY FONDA AT 331 EAST MAIN STREET BEHIND THE HARTFORD COURANT BUILDING

ITEM 4.2
TABLED ENDORSEMENT OF DEP OPEN SPACE LAND ACQUISITION GRANT FROM THE CONSERVATION COMMISSION

ITEM 4.3
TABLED REQUEST FOR G.S. 8-24 REVIEW TO CONVEY A PIECE OF PROPERTY LOCATED ON ROUND HILL ROAD TO THE CITY OF MIDDLETOWN FOR OPEN SPACE

There is a tape recording of the public hearing available in the Planning, Conservation and Development office.

ITEM 5
P.H. TAPE
RECORDING

Sandra Darling explained the proposal, addressed the departmental comments regarding parking, and displayed the proposed sign. Comm. Victor Liburdi questioned traffic and parking. Sandra Darling responded. Discussion ensued on parking and proposed uses. Comm. David Roane commented on the need to clarify the legal notice. Bob Coughlin spoke in support and feels this will provide a spark to the building that it needs. Mr. Puse spoke in support. On motion and second by Comms. David Roane Corrine Dorsey the Commission closed the public hearing. Vote was unanimous. Comm. David Roane questioned the time frame. Sandra Darling responded. Comm Carl Bolz questioned the hours. Comm. Barbara Plum questioned signs. A motion to grant a Special Exception to convert an existing building at 574 Saybrook Road from residential to a new use as a hair and tanning salon was made by Comm. David Roane and seconded by Comm. Barbara Plum. Comm. David Roane expressed concern over parking and the sign. Comm. Carl Bolz suggested that the sign and parking be approved by staff. He feels that the hair, nail and tanning is okay but that the massage should be deleted and that she be required to come back. Sandra Darling responded to the questions. Comm. Victor Liburdi feels conditions can address the concerns. He made a friendly amendment that the handicapped parking, the ramp and the normal parking and sign must be approved by staff prior to signing off. The motion as amended passed unanimously. Applicant/agent Sandra L. Darling SE99-5

ITEM 5.1
GRANTED A
SPECIAL EXCEP-
TION TO CONVERT
AN EXISTING
BUILDING AT 574
SAYBROOK ROAD
FROM RESIDEN-
TIAL TO A NEW
USE AS A HAIR
AND TANNING
SALON

On motion and second by Comms. James Fortuna and Barbara Plum the Commission approved the minutes of the May 26, 1999 meeting. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF THE
5/26/99 MEETING

Comm. David Roane questioned a letter to the Town Parties on attendance. William Warner responded. Comm. Corrine Dorsey indicated that she does not need to be called for regular meetings because she

ITEM 7
DISCUSSION
WITH PUBLIC

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will call if she cannot attend. Comm. David Roane
questioned the Newfield Street project. Wayne
Bell responded.

Adjournment was at 9:30 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning, Conservation & Development