

Chm. W. Lee Osborne, Comm. Carl Bolz, Comm. William Holley III, Comm. Anthony Vasiliou, Comm. David Roane, Comm. James Fortuna, Comm. Victor Liburdi, Comm. Corrine Dorsey, Comm. Carl Chisem, Comm. Barbara Plum, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Mayor Dominique Thornton, 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

Lawrence Buck commented on water resources and requested a vote to rescind.

ITEM 2
DISCUSSION WITH
PUBLIC ON ITEMS ON
AGENDA

The Zoning Enforcement Officer explained his report.

ITEM 2a

William Warner commented. Discussion ensued on getting information prior to the agenda. On motion and second by Comms. David Roane and Carl Bolz the Commission granted final approval of the Wildflower Meadows Subdivision located off Arbutus Street. Vote was unanimous. Applicant/agent Farrell, Guarino & Bocalate, P.C./Atty. John L. Bocalatte S96-9

ITEM 3.1
GRANTED FINAL
APPROVAL OF THE
WILDFLOWER
MEADOWS SUB-
DIVISION LOCATED
OFF ARBUTUS STREET

On motion and second by Comms. Carl Bolz and Corrine Dorsey the Commission tabled a request for reduction of the cash bonds for Phases 7, 8, and 9 of the Hunt Club Subdivision. Vote was unanimous. Applicant/agent Bennett & Smilas Engineering, Inc./Michael J. Bennett, L.S. S87-44

ITEM 3.2
TABLED REQUEST FOR
REDUCTION OF THE CASH
BONDS FOR PHASES 7, 8,
AND 9 OF THE HUNT CLUB
SUBDIVISION

William Warner explained the departmental comments. On motion and second by Comms. David Roane and James Fortuna the Commission granted final approval of a portion of Rolling Green in Section 4 of The Meadows at Riverbend Subdivision with the condition that a cash bond in the amount of \$66,500 and that all departmental comments be addressed. Vote was unanimous. Applicant/agent Tuttle Road Associates/Robert C. Fusari, President

ITEM 3.3
GRANTED FINAL
APPROVAL OF A
PORTION OF ROLLING
GREEN IN SECTION 4
OF THE MEADOWS AT
RIVERBEND SUBDIVISION

Comm. Anthony Vasiliou commented on time frames to complete work. William Warner responded. On motion and second by Comms. David Roane and James Fortuna the Commission tabled a request for final approval of Phase 10 of the Hunt Club Subdivision. Vote was unanimous. Applicant/agent Bennett & Smilas Engineering, Inc./Michael J. Bennett, L.S. S87-44

ITEM 3.3
TABLED A REQUEST
FINAL OF PHASE 10 OF
THE HUNT CLUB
SUBDIVISION

On motion and second by Comms. David Roane and James Fortuna the Commission tabled a request for final approval of the Jean Gullitti Subdivision located on Arbutus Street. Vote was unanimous. Applicant/agent Bennett & Smilas Engineering, Inc./Michael J. Bennett, L.S. S92-16

ITEM 3.5
TABLED REQUEST FOR
FINAL APPROVAL OF THE
JEAN GULLITTI SUB-
DIVISION LOCATED ON
ARBUTUS STREET

On motion and second by Comms. Carl Bolz and David Roane the Commission scheduled a public hearing date of June 24, 1998 for a proposed two lot resubdivision of the property of Florence B. Gilbert located at 523 Ridgewood Road. Vote was unanimous. Applicant/agent George Smilas S98-4

ITEM 4.1
SCHEDULED P.H. 6/24/98
PROPOSED TWO LOT
RESUBDIVISION OF THE
PROPERTY OF FLORENCE
B. GILBERT LOCATED AT
523 RIDGEWOOD ROAD

On motion and second by Comms. Carl Bolz and David Roane the Commission scheduled a public hearing date of June 24, 1998 for a proposed Zoning Code text amendment to add Sections 44.08.42 and 61.02.36 Corporate Office/High Technology Processing of Previously Manufactured Parts. Vote was unanimous. Applicant/agent Aerospace Techniques, Inc./Attorney Philip F. Karpel Z98-6

ITEM 4.2
SCHEDULED P.H. 6/24/98
PROPOSED ZONING CODE
TEXT AMENDMENT TO ADD
SECTIONS 44.08.42 AND
61.02.36 CORPORATE
OFFICE/HIGH TECHNOLOGY

On motion and second by Comms. Carl Bolz and David Roane the Commission scheduled a public hearing date of June 24, 1998 for a proposed Special EX-Exception for a used car dealership at 770 Newfield Street, Unit #4E. Vote was unanimous. Applicant/agent Wojciech Borecki SE98-5

ITEM 4.3
SCHEDULED P.H. 6/24/98
PROPOSED SPECIAL

FOR A USED CAR DEALER-
SHIP AT 770 NEWFIELD
STREET, UNIT #4E

On motion and second by Comms. Carl Bolz and Corrine Dorsey the Commission scheduled a public hearing date of June 24, 1998 for a proposed Zoning Map amendment and amendment to the Plan of Development to rezone Fong's Restaurant at 218 Smith Street from R-15 Residential to the Neighbor-

ITEM 4.4
SCHEDULED P.H. 6/24/98
PROPOSED ZONING MAP
AMENDMENT AND
AMENDMENT TO THE PLAN
OF DEVELOPMENT TO

hood Rural/Commercial Development zone. Vote was unanimous. Applicant/agent John Fong Z98-7

REZONE FONG'S RESTAURANT AT 218 SMITH STREET FROM R-15

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RESIDENTIAL TO THE NEIGHBORHOOD RURAL/COMMERCIAL DEVELOPMENT ZONE

Atty. Michael Dowley explained the proposal for the Toor property and explained the site proposal. Comm. William Holley inquired if the plans were in. On motion and second by Comms. William Holley and David Roane the Commission tabled a proposed Site Plan Review to construct twenty-two (22) additional multi-family units at Forest Glen in the Westlake PRD. Vote was unanimous. Applicant/agent Forest Glen Associates of Middletown, Inc./Attorney Michael F. Dowley PRD

ITEM 4.5
TABLED PROPOSED SITE PLAN REVIEW TO CONSTRUCT TWENTY-TWO (22) ADDITIONAL MULTI-FAMILY UNITS AT FOREST GLEN IN THE WESTLAKE PRD

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

ITEM 5
P.H. TAPE RECORDING

Comm. Anthony Vasiliou disqualified himself. Comm. Corrine Dorsey indicated that she was prepared to vote. William Warner commented that there was no further information. Atty. Ralph Wilson commented on who he is representing and the amount of land owned by his clients. He recommended that Pages 1-33 be approved and that the recommendations be discussed further. Comm. Carl Bolz questioned staff. William Warner concurred with Atty. Wilson. Comm. David Roane questioned Atty. Wilson. Discussion ensued. Comm. William Holley commented on continuing the public hearing. Atty. Ralph Wilson responded. Comm. David Roane commented on the wisdom of granting more time. William Warner recommended another workshop. Chm. W. Lee Osborne commented. From the public, Eleanor Kelsey expressed concern over how this study affects the town and design review. L. Boseman indicated that she has participated in support of approving Pages 1-33 and supports another workshop. Chm. W. Lee Osborne requested a poll of the Commission on how to proceed. Comm. David Roane questioned Atty. Wilson's clients. Atty. Ralph Wilson responded. Comm. William Holley spoke in support of dividing the question. The Commission was unanimously in favor of dividing the question. On motion and second by Comms. David Roane and Corrine Dorsey the

ITEM 5.1
ADOPTED PAGES 1-33 OF A PROPOSAL TO AMEND THE PLAN OF DEVELOPMENT TO INCORPORATE THE NEWFIELD STREET (CT RT. 3) CORRIDOR STUDY AND SCHEDULED A WORKSHOP ON THE RECOMMENDATIONS FOR JUNE 24, 1998 AT 6:00 P.M.

Commission closed the public hearing. Vote was unanimous. A motion to divide the study and approve Pages 1-33 and have a workshop on the recommendations was made by Comm. David Roane and seconded by
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Comm. James Fortuna. Comm. Carl Bolz supports the motion. Comm. David Roane supports the motion and asked all to be prepared. The motion passed unanimously. The workshop will be held at 6:00 p.m. on June 24, 1998. Proponent P & Z Dept.

The Commission moved Item #5.3 up. Richard Mull and Company explained the proposal and the move from Meriden. Chm. W. Lee Osborne commented on the elevations. Richard Mull submitted a plan for renovations. Comm. David Roane questioned the applicant and reviewed the staff comments. Richard Mull indicated that all storage would be inside. Comm. Anthony Vasiliou questioned the Water & Sewer Departmental comment. Richard Mull responded. Comm. David Roane questioned parking and deliveries. Comm. Anthony Vasiliou questioned the Water & Sewer Departmental comment and suggested that the storm sewer be extended to his property and if paving is done, it be required. Comm. David Roane questioned public parking. Richard Mull responded. Comm. David Roane questioned noise, signs and the neighbors. No one from the public spoke. On motion and second by Comms. David Roane and Corrine Dorsey the Commission closed the public hearing. Vote was unanimous. A motion to grant a Special Exception to convert an existing building located at the corner of East Main and Chestnut Streets from a garage to a new use as manufacturing was made by Comm. David Roane and seconded by Comm. James Fortuna. A friendly amendment that there be no outside storage was made by Comm. Carl Bolz and accepted by Comm. David Roane. A friendly amendment that the Planning and Zoning Commission request that the Water Pollution Control Agency look at extension of the storm sewer to the Mull property, that the applicant will pave if the City does extend the storm sewers and that all Water and Sewer Departmental comments be addressed was made by Comm. Anthony Vasiliou and accepted by Comm. David Roane. The motion as amended passed unanimously. Applicant/agent Edward S.

ITEM 5.3
GRANTED A SPECIAL
EXCEPTION TO CONVERT
AN EXISTING BUILDING
LOCATED AT THE CORNER
OF EAST MAIN AND
CHESTNUT STREETS FROM
A GARAGE TO A NEW USE
AS MANUFACTURING, A
SHOWROOM AND STORAGE

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William Warner explained the proposal. James Sipperly, the Environmental Planner, commented on enabling legislation and read letters of support into the record. Ellen Lukens spoke in support on behalf of the Conservation Commission. William Warner responded. Comm. Anthony Vasiliou requested that the speakers be germane. Chm. W. Lee Osborne explained the format of the hearing. From the public, L. Buck read a letter from his attorney into the record. J. Tighe showed areas being regulated and the desire to develop his land. K. Olinski, speaking on behalf of his neighborhood, submitted a petition containing 108 signatures and read the petition into the record. People in support stood up in the audience. K. Olinski commented on conversations with the neighbors. Comm. Anthony Vasiliou questioned why not exercise the eminent domain option. K. Olinski responded. Discussion ensued. J. Gladstone, manager of the Old Farms riding stable, spoke in support. Comm. David Roane questioned J. Gladstone, who responded. William Warner explained the regulated area. Martha Vernlund spoke in support as a property owner and the effect of the proposal. Comm. David Roane questioned how much she owns. Martha Vernlund responded. Comm. Carl Bolz questioned the origin of the woodlot. Comm. Anthony Vasiliou questioned eminent domain. Martha Vernlund responded. Arline Rich, President of Westfield Residents for Rational Development of Middletown, Inc., spoke in support. Comms. Carl Bolz and David Roane questioned Arline Rich, who responded regarding compensation. Kenneth Humphrey, a member of the Conservation Commission, spoke in support, the potential use, landowners, and environmental impacts of development. Comm. David Roane questioned the amount of property. J. Stalachi, Chairman of the Meriden Conservation Commission, spoke in support. Comm. David Roane questioned errors in the Code. William Warner responded. Discussion ensued. J. LaShane, Middlesex Land Trust, strongly supports the proposal. J. Morelli spoke in opposition and feels the City should purchase the land. Comm.

ITEM 5.2
TABLED PROPOSED
ZONING CODE TEXT
AMENDMENT TO ADD
SECTION 45 TRAP ROCK
RIDGE PROTECTION
REGULATIONS RELATING
TO MOUNT HIGBY AND
LAMENTATION MOUNTAIN
IN THE WESTFIELD
SECTION OF THE CITY

Anthony Vasiliou had questions. William Warner commented on Chapter 490. Jeffrey Pierce commented on technical issues, private property rights, negotiations and the intent to sue the City for \$100 million. Comm. William Holley questioned federal court and forestry. Jeffrey Pierce responded. Jeffrey Pierce commented
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on the resolution prepared by Atty. Branse along with the resolution. Discussion ensued. Comm. Anthony Vasiliou questioned clear cut and selective timbering. Jeffrey Pierce and Chm. W. Lee Osborne responded. Comm. David Roane questioned Section 71. Jeffrey Pierce responded. Comm. William Holley questioned Jeffrey Pierce on special exceptions and the need for review. Jeffrey Pierce concluded. M. Corona commented on model regulations, Middlefield's progress and spoke at length. Comm. Anthony Vasiliou questioned why not eminent domain. M. Corona responded. Lengthy discussion ensued. On motion and second by Comms. Anthony Vasiliou and David Roane the Commission continued the public hearing on a proposed Zoning Code text amendment to add Section 45 Trap Rock Ridge Protection Regulations relating to Mount Higby and Lamentation Mountain in the Westfield Section of the City. Vote was unanimous. Applicant/agent City of Middletown Conservation Commission Z98-5

The minutes of the May 13, 1998 meeting were tabled.

ITEM 6.1
TABLED MINUTES OF
THE 5/13/98 MEETING

Eleanor Kelsey stood up and commented on the time of the day.

ITEM 7
DISCUSSION WITH
PUBLIC

Adjournment was at 12:10 A.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner,
Director of Planning