

Chw. Barbara Plum, Comm. James Fortuna, Comm. George Lapadula, Comm. Andrew Rak, Comm. William Wilson, Comm. John Pieper, Comm. Carl Bolz, Comm. Stephen Shapiro

MEMBERS
PRESENT

Comm. Stephen Gadowski, Comm. John Voli, 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

Earle Roberts spoke on Item 4.8, leasing of land to Millane's Nursery. Arline Rich spoke on Stone Resources. Eleanor Kelsey commented on minutes, tape recordings and the inaccuracies thereon. B. Anderson feels the rear lot public hearings were clean and disagreed with Mrs. Kelsey. Lawrence Buck commented on the minutes and Items 4.4, 4.5, and 4.6.

DISCUSSION
WITH PUBLIC

J. Milardo spoke regarding the proposal. Bruce Hoben explained the active adult housing for ages 55 and older. He reviewed census figures and the growing population of elderly citizens and explained the regulations that are proposed and the benefits of active adult housing. Chw. Barbara Plum questioned buffers, open space, and the separation between buildings. Comm. Stephen Shapiro commented on the second generation and their children inheriting the units. J. Milardo responded. Comm. Andrew Rak questioned inheritance. Comm. Stephen Shapiro questioned what if an eighteen (18) year old gets pregnant. J. Milardo responded. Chw. Barbara Plum commented on the 80:20 mix. Bruce Hoben summarized. From the public, B. Anderson, Westfield Residents for Rational Development of Middletown, stated her opposition. D. McCoid commented on clusters, open space, feels the open space should not include wetlands and that there should be twenty (20%) percent non active adult. K. Branch suggested improvements to the regulations, feels there is a need for more fine tuning and asked if there will be a clubhouse shuttle for sales tours? Bruce Hoben feels the existing Section 44 is sufficient, the density is at the maximum, it's a special exception and indicated that it's the commission that determines the density. J. Milardo emphasized that only special exceptions need to come back. Comm. Carl Bolz had questions. On motion and second by Comms. William Wilson and James Fortuna the Commission continued the public hearing

ITEM 2b.1
CONTINUED P.H.
FOR A PROPOSED
ZONING CODE
TEXT AMEND-
MENTS TO ADD
SECTIONS 16,
44.08.43, AND 60.02.
39 ACTIVE ADULT
HOUSING

for a proposed Zoning Code text amendment to add Sections 16, 44.08.43, and 60.02.39 Active Adult Housing. Vote was unanimous. Applicant/agent Bruce Hoben c/o Planimetrics Z2003-3

Atty. Michael Dowley asked that the public hearing be tabled until July 9, 2003. On motion and second by Comms. William Wilson and G. Lapidula the Commission tabled a proposed Special Exception to convert an existing single family dwelling to a beauty salon/spa at 597 Newfield Street. Vote was unanimous. Applicant/agent Michael and Carol Zampini/Dowley & Associates SE2003-6

Comm. George Lapidula feels the Commission should not consider this until. Comm. William Wilson indicated a desire to hear from staff. Comm. George Lapidula requested a legal opinion. On motion and second by Comms. William Wilson and James Fortuna the Commission took a five (5) minute recess. William Warner reported. A motion to table a proposed Special Exception for 156 multi-family dwellings to be located on the west side of George Street between Washington Street and Boston Road to be known as Nohl Crest IV was made by Comm. William Wilson and seconded by Comm. Andrew Rak. Comm. Carl Bolz feels the City Attorney should be present at the next meeting and a legal opinion should be submitted in writing. The motion passed unanimously. Applicant/agent George Street of Middletown, LLC/Glenn Russo, Manager SE2003-5

On motion and second by Comms. William Wilson and George Lapidula the Commission tabled a proposed Special Exception to construct new well buildings for water supply as part of the Kleen Energy facility to be located on the north side of River Road just after Riverview Children's Hospital. Vote was unanimous. Applicant/agent City of Middletown/Armetta & Associates SE2003-7

ITEM 2b.2
TABLED A PROPOSED SPECIAL EXCEPTION TO CONVERT AN EXISTING SINGLE FAMILY DWELLING TO A BEAUTY SALON/SPA AT 597 NEWFIELD STREET

ITEM 2b.3
TABLED A PROPOSED SPECIAL EXCEPTION FOR 156 MULTI-FAMILY DWELLINGS TO BE LOCATED ON THE WEST SIDE OF GEORGE STREET BETWEEN WASHINGTON STREET AND BOSTON ROAD TO BE KNOWN AS NOHL CREST IV

ITEM 2b.4
TABLED A PROPOSED SPECIAL EXCEPTION TO CONSTRUCT NEW WELL BUILDINGS FOR WATER SUPPLY AS PART OF THE KLEEN ENERGY FACILITY TO BE LOCATED ON THE NORTH SIDE OF RIVER ROAD JUST AFTER RIVERVIEW CHILDREN'S HOSPITAL

On motion and second by Comms. William Wilson and James Fortuna the Commission tabled a proposed two (2) lot resub-division of the property of Daniel DeMelis to be located at the end of Bielefield Road and a request for a waiver for cul-de-sac standards. Vote was unanimous. Applicant/agent Daniel DeMelis S2003-7

ITEM 2b.5
TABLED A PRO-
POSED TWO (2)
LOT RESUB-
DIVISION OF THE
PROPERTY OF
DANIEL DEMELIS
TO BE LOCATED
AT THE END OF
BIELEFIELD ROAD
AND A REQUEST
FOR A WAIVER
FOR CUL-DE-SAC
STANDARDS

Frank Galluzzo explained the proposal and the driveway locations. Comm. Stephen Shapiro left the meeting and Comm. Carl Bolz was seated in his place. Frank Galluzzo commented on the staff comments. Comm. George Lapadula commented on the Police Departmental comment. Comm. Andrew Rak commented. From the public, S. Juliano spoke in support and boarding Country Club Road and the right to access Country Club Road. Comm. George Lapadula spoke. S. Devotto indicated there are very dangerous corners and discussed the accident history. Earle Roberts commented on the Police report and liability issues. Arline Rich commented on straightening out the road and indicated that Westfield Residents for Rational Development of Middletown is opposed to the curve. B. Smithy commented on the death of a woman recently on the road, indicated that kids can't even walk to school from two (2) minutes away and recommended that only two (2) lots would be much more appropriate. T. Birch questioned the site line. Eleanor Kelsey commented on site line measurements and the danger of the intersection and feels the city should fix the intersection. Frank Galluzzo feels there could be a modification to allow additional an driveway onto Higby Road. Comm. George Lapadula had questions. R. Goodrich feels the setbacks should be doubled. S. Juliano spoke on the Moody School intersection. S. Devotta commented on the revision to the plans. Discussion ensued on Large Lot Environmentally Sensitive Subdivision regulations. Comm. George Lapadula suggested the two driveways be from Higby Road. Eleanor Kelsey spoke at length on drainage. Comms. Carl Bolz and George Lapadula spoke on the private driveways. A motion to close the public hearing for a proposed three (3) lot resubdivision with a Special Exception for a rear lot of the property of Trilogy Trust located on the west side of Higby Road at the intersection with Country Club Road was made by Comm. George Lapadula and seconded by Comm. William Wilson. The motion failed with Comms. George Lapadula and William Wilson in favor and

ITEM 2b.6
CONTINUED P.H.
FOR A PROPOSED
THREE (3) LOT
RESUBDIVISION
WITH A SPECIAL
EXCEPTION FOR
A REAR LOT OF
THE PROPERTY
OF TRILOGY
TRUST LOCATED
ON THE WEST
SIDE OF HIGBY
ROAD AT THE
INTERSECTION
WITH COUNTRY
CLUB ROAD

Chw. Barbara Plum, Comm. James Fortuna, Comm. John Pieper, Comm. Andrew Rak, and Comm. Carl Bolz opposed. On motion and second by Comms. Carl Bolz and James Fortuna the public hearing was continued. Vote was unanimous. Applicant/agent Trilogy Trust S2003-6

On motion and second by Comms. George Lapadula and James Fortuna the Commission scheduled a public hearing date of August 13, 2003 for a proposed one (1) lot resubdivision of the property of Wesleyan University located on the east side of West Street at the intersection with Wadsworth Street. Vote was unanimous. Applicant/agent Joseph Lombardo/Bascom & Magnotta S2003-9

ITEM 4.1
SCHEDULED P.H.
8/13/03 FOR A PROPOSED ONE (1) LOT RESUBDIVISION OF THE PROPERTY OF WESLEYAN UNIVERSITY LOCATED ON THE EAST SIDE OF WEST STREET AT THE INTERSECTION WITH WADSWORTH STREET

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of August 13, 2003 for a proposed Zoning Map amendment to rezone a piece of property located at 738 Saybrook Road between Reservoir and Bartholomew Roads. Vote was unanimous. Applicant/agent Stanley Bower/Dowley & Associates Z2003-4

ITEM 4.2
SCHEDULED P.H.
8/13/03 FOR A PROPOSED ZONING MAP AMENDMENT TO REZONE A PIECE OF PROPERTY LOCATED AT 738 SAYBROOK ROAD BETWEEN RESERVOIR AND BARTHOLOMEW ROADS

On motion and second by Comms. George Lapadula and James Fortuna the Commission tabled a Request for G.S. 8-24 Review for Phase 2B of the Connecticut River Interceptor Sewer Project (C.R.I.S.P.). Vote was unanimous. Applicant/agent City of Middletown Water and Sewer Department/Guy P. Russo, Director

ITEM 4.3
TABLED A REQUEST FOR G.S. 8-24 REVIEW FOR PHASE 2B OF THE CONNECTICUT RIVER INTERCEPTOR SEWER PROJECT (C.R.I.S.P.)

On motion and second by Comms. Carl Bolz and George Lapadula the Commission scheduled a public hearing date of August 13, 2003 for a proposed Site Plan Review for a 56,000 sq. ft. expansion of the Freeman Center located off Cross and Warren Streets. Vote was unanimous. Applicant/agent Wesleyan University/Vanasse Hangen Brustlin, Inc. SPR2003-184

ITEM 4.4
SCHEDULED P.H.
8/13/03 FOR A PROPOSED SITE PLAN REVIEW FOR A 56,000 SQ. FT. EX-

On motion and second by Comms. Carl Bolz and George Lapadula the Commission scheduled a public hearing date of August 13, 2003 for a proposed Special Exception for recreation facilities at the corner of Long Lane and Cross Street on the former Long Lane School property. Vote was unanimous. Applicant/agent Wesleyan University/Vanasse Hangen Brustlin, Inc. SE2003-8

On motion and second by Comms. George Lapadula and William Wilson the Commission tabled a proposed Site Plan Review to construct additional mini storage units at the All Star Storage facility located at 1511 Saybrook Road. Vote was unanimous. Applicant/agent Borghesi Building and Engineering, Co., Inc./Jack L. Neubeiser SPR2003-187

On motion and second by Comms. Carl Bolz and George Lapadula the Commission scheduled a public hearing date of August 13, 2003 for a proposed two (2) lot resubdivision with a Special Exception for a rear lot of the property of Richard and Nancy Kiniry located at 1683 Country Club Road. Vote was unanimous. Applicant/agent Richard and Nancy Kiniry S2003-8

PANSION OF THE
FREEMAN CENTER
LOCATED OFF
CROSS AND WAR-
REN STREETS

ITEM 4.5
SCHEDULED P.H.
8/13/03 FOR A PRO-
POSED SPECIAL
EXCEPTION FOR
RECREATION
FACILITIES AT
CORNER OF LONG
LANE AND CROSS
STREET ON THE
FORMER LONG
LANE SCHOOL
PROPERTY

ITEM 4.6
TABLED A PRO-
POSED SITE PLAN
REVIEW TO CON-
STRUCT ADDITION-
AL MINI STORAGE
UNITS AT THE ALL
STAR STORAGE
FACILITY LOCATED
AT 1511 SAYBROOK
ROAD

ITEM 4.7
SCHEDULED P.H.
8/13/03 FOR A PRO-
POSED TWO (2)
LOT RESUB-
DIVISION WITH A
SPECIAL EXCEP-
TION FOR A REAR
LOT OF THE PRO-
PERTY OF RICHARD
AND NANCY
KINIRY LOCATED
AT 1683 COUNTRY
CLUB ROAD

William Warner explained. Comm. Carl Bolz questioned the Plan of Development. Comm. Andrew Rak questioned top soil. Comm. George Lapadula felt it should be replaced. Comm. John Pieper stated that the site should be planted and stabilized upon termination. A motion to give an affirmative G.S. 8-24 Review to lease 34 acres of land on the Connecticut Valley Hospital property to Millane Nurseries with the condition that the top soil shall be replaced and the land graded and seeded was made by Comm. George Lapadula and seconded by Comm. John Pieper. The motion passed unanimously. A motion that the top soil should be surveyed to determine the quantity of top soil present at cost to Millane's Nurseries was made by Comm. Andrew Rak and seconded by Comm. William Wilson. The motion failed. Proponent PCD Dept.

ITEM 4.8
GAVE AN AFFIRMATIVE G.S. 8-24 REVIEW TO LEASE 34 ACRES OF LAND ON THE CONNECTICUT VALLEY HOSPITAL WITH CONDITIONS

On motion and second by Comms. James Fortuna and William Wilson the Commission scheduled a public hearing date of August 13, 2003 for a proposed three (3) lot resubdivision with a Special Exception for a large lot environmentally sensitive (LLES) subdivision of the property of John S. Ott located on Miner Street adjacent to Miner Hills Golf Course. Vote was unanimous. Applicant/agent John S. Ott S2003-

ITEM 4.9
SCHEDULED P.H. 8/13/03 FOR A PROPOSED THREE (3) LOT RESUBDIVISION WITH A SPECIAL EXCEPTION FOR A LARGE LOT ENVIRONMENTALLY SENSITIVE (LLES) SUBDIVISION OF THE PROPERTY OF JOHN S. OTT LOCATED ON MINER STREET ADJACENT TO MINER HILLS GOLF COURSE

The following correction was noted: On Page 2, in the first three rows, change to read "Eleanor Kelsey spoke at length on land use rights and stated her opposition to the elimination of rear lots." On motion and second by Comms. George Lapadula and James Fortuna the Commission approved the minutes of the May 28, 2003 meeting as amended. Vote was unanimous.

ITEM 5.1
APPROVED THE MINUTES OF THE 5/28/03 MEETING AS AMENDED

The Commission accepted the Zoning Enforcement Officer's Report.

ITEM 5.2
ZEO REPORT

Discussion ensued on the special meeting with the departments scheduled for June 24, 2003. Lengthy discussion ensued on the processing of applications.

ITEM 5.3
COMMISSION AFFAIRS

Lawrence Buck spoke on the minutes and feels they should not be approved. Arline Rich spoke on Stone Resources, read a prepared statement into the record, complained about the violations and

ITEM 6
DISCUSSION
WITH PUBLIC

On motion and second by Comms. James Fortuna and George Lapadula the Commission adjourned the meeting at 10:39 p.m. Vote was unanimous.

ITEM 7
ADJOURNMENT

Respectfully submitted,

William Warner, AICP