

PLANNING AND ZONING COMMISSION REGULAR MEETING JUNE 11, 2008, 7:00 P.M.
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Chw. Barbara Plum, Comm. Les Adams, Comm. James Fortuna,
Comm. Deborah Kleckowski, Comm. Cynthia Jablonski (7:35),
Comm. Richard Pelletier, Comm. Catherine Johnson, Comm. Ron
Borrelli (seated for Comm. Jablonski until 7:35 p.m)

MEMBERS
PRESENT

Comm. Matthew Lesser, Comm. Quentin Phipps, Mayor Sebastian
Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Matt Dodge, Planning/Environmental
Specialist

STAFF

There were fifteen (15) 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

There was no discussion.

ITEM 2
DISCUSSION
WITH PUBLIC

Frank Magnotta, the engineer, explained the proposal. Chw.
Plum questioned what the fence would be made out of. Frank
Magnotta indicated it would be an architectural fence with
landscaping. Chw. Barbara Plum questioned handicapped
parking. Frank Magnotta indicated they are close to the public
access. Comm. Ron Borrelli questioned how many monuments
will be displayed out front. Frank Magnotta indicated he was
not sure exactly but should be the same as other similar businesses.
Comm. Richard Pelletier questioned rear access. Frank Magnotta
indicated the grade is at the level of the door. No one from the
public spoke. On motion and second by Comms. James Fortuna
and Les Adams the Commission closed the public hearing.
Vote was unanimous. A motion to grant a Special Exception
to tear down an existing two (2) family dwelling located at
13 West Silver Street and construct a new commercial building
for display of cemetery monuments was made by Comm. James
Fortuna and seconded by Comm. Deborah Kleckowski. Comm.
Catherine Johnson commented that this is a good site for this
business but felt there was no reason to take down a perfectly
good building and urged the commissioners to vote no. The
motion passed with Chw. Barbara Plum, Comm. Les Adams,
Comm. Deborah Kleckowski, Comm. Richard Pelletier, and
Comm. Ron Borrelli in favor and Comms. James Fortuna and
Catherine Johnson opposed. Applicant/agent Sandro Labbadia/
Frank Magnotta, P.E., LLC SE2008-3

ITEM 3.1
GRANTED A
SPECIAL EXCEP-
TION TO TEAR
DOWN AN
EXISTING TWO
(2) FAMILY
DWELLING LO-
CATED AT 13
WEST SILVER
STREET AND
CONSTRUCT A
NEW COMMER-
CIAL BUILDING
FOR DISPLAY
OF CEMETERY
MONUMENTS

Chris Holden, Assistant Chief Engineer for the Water/Sewer
Department, presented the proposal. Mr. Pendleton explained
the details of the proposal and the modifications/additions to
the pump station. Comm. Ron Borrelli questioned in a 500
year flood plain if the level rises or does it just spread out.
Mr. Pendleton indicated it would be slightly higher but that
it's not significant. Comm. Les Adams questioned if it is
still the same footprint. Mr. Pendleton indicated yes and that
an additional structure will be added next to it. Comm. Les

ITEM 3.2
GRANTED A
SPECIAL EX-
CEPTION TO
CONSTRUCT A
WASTEWATER
PUMPING
STATION WITH-
IN THE 100

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Adams questioned what the difference in elevation would be between the existing slab and the area right behind it. Mr. Pendleton indicated the existing slab is at elevation 81 and that there is only a few inches difference. Comm. Les Adams questioned replacing the current structure. Mr. Pendleton indicated the costs would be prohibitive to construct a new structure. Comm. Les Adams questioned if Mr. Pendleton had walked that site. Mr. Pendleton indicated yes. Comm. Cynthia Jablonski entered the meeting at 7:35 p.m. Comm. Les Adams stated that he had issues with flooding in the vicinity and that the site has actually been flooded. Comm. Ron Borrelli discussed that the dam near Stop and Shop needs to be addressed. From the public, David Bauer spoke in favor of the pump station and its necessity. On motion and second by Comms. James Fortuna and Les Adams the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. James Fortuna and Les Adams the Commission granted a Special Exception to construct a wastewater pumping station within the 100 year floodplain at 88 Millbrook Road. Vote was unanimous. Applicant/agent Middletown Water & Sewer Department SE2008-5

YEAR FLOOD-
PLAIN AT 88
MILLBROOK
ROAD

There was no Old Business.

ITEM 4
OLD BUSINESS

On motion and second by Comms. James Fortuna and Ron Borrelli the Commission scheduled a public hearing date of June 25, 2008 for a proposed Special Exception to construct thirty-eight (38) multi-family dwelling units near the end of the cul-de-sac on Jackson Street and adjacent to Coleman's Mobile Home Trailer Park. Vote was unanimous. Applicant/agent Jackson Commons, LLC/Steven A. Rocco, Architect SE2008-2

ITEM 5.1
SCHEDULED P.H.
6/25/08 FOR A
PROPOSED
SPECIAL EXCEP-
TION TO CON-
STRUCT THIRTY-
EIGHT (38)
MULTI-FAMILY
DWELLING
UNITS NEAR THE
END OF THE
CUL-DE-SAC ON
JACKSON
STREET AND AD-
JACENT TO
COLEMAN'S
MOBILE HOME
TRAILER PARK

On motion and second by Comms. James Fortuna and Ron Borrelli the Commission scheduled a public hearing date of June 25, 2008 for a proposed two (2) lot resubdivision of the property of Edward and Genevieve Dypa located at 666 Congdon Street West. Vote was unanimous. Applicant/agent G. Robert & Jean Newman S2007-7

ITEM 5.2
SCHEDULED P.H.
6/25/08 FOR A
PROPOSED TWO
(2) LOT RESUB-
DIVISION OF THE

PLANNING AND ZONING COMMISSION REGULAR MEETING JUNE 11, 2008, 7:00 P.M.
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PROPERTY OF
EDWARD AND
GENEVIEVE
DYPA LOCATED
AT 666 CONG-
DON STREET
WEST

On motion and second by Comms. Les Adams and James Fortuna the Commission approved the minutes of the May 28, 2008 regular meeting. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF THE
5/28/08 REGULAR
MEETING

Comm. Catherine Johnson indicated she would like to propose pre-application conferences once a quarter.

ITEM 6.2
COMMISSION
AFFAIRS

Comm. Catherine Johnson introduced Robert Orr, an architect from New Haven, and indicated he would be discussing how to rearrange city zoning regulations.

ITEM 6.3
PRESENTATION
ON FORM
BASED CODES

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Deborah Kleckowski the Commission adjourned the meeting at 9:10 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

Matthew Dodge
Planning/Environmental Specialist