

Chm. W. Lee Osborne, Comm. Ron Klattenberg,
Comm. Carl Bolz, Comm. Jeffrey Pierce, Comm.
Corrine Dorsey, Comm. James Fortuna, Comm. Carl
Chisem, Comm. William Holley, Dir. P.W. Salvatore
Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Comm. Anthony Vasiliou, Comm. David Roane,
Mayor Maria Madsen Holzberg, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Planning Director

STAFF

There were approximately twenty-five members of the
public.

PUBLIC

No one spoke.

ITEM 2
DISCUSSION WITH
PUBLIC ON ITEMS ON
AGENDA

On motion and second by Comms. James Fortuna and
Carl Bolz the Commission tabled a request for release
of the cash bond for Red Glen Road, Wesleyan Hills PRD.
Vote was unanimous. Applicant/agent Larsen, St. John &
Johnson, P.C./Atty. Frank St. John PRD

ITEM 3.1
TABLED REQUEST FOR
RELEASE OF THE CASH
BOND FOR RED GLEN
ROAD, WESLEYAN HILLS
PRD

On motion and second by Comms. Carl Bolz and James
Fortuna the Commission tabled a request for modification
to the preliminary approval for the Jean Gullitti Subdivision
located on Arbutus Street. Vote was unanimous. Applicant/
agent Bennett & Smilas Engineering, Inc./George Smilas,
P.E., L.S. S92-16

ITEM 3.2
TABLED REQUEST FOR
MODIFICATION TO THE
PRELIMINARY APPROVAL
FOR THE JEAN GULLITTI
SUBDIVISION LOCATED
ON ARBUTUS STREET

On motion and second by Comms. Carl Bolz and James
Fortuna the Commission scheduled a public hearing date
of June 25, 1997 for a request for G.S. 8-24 Review for
a pump station to be located on Arbutus Street for the
Jean Gullitti Subdivision. Vote was unanimous. Applicant/
agent City of Middletown Water and Sewer Department/
Guy P. Russo, Director

ITEM 4.1
SCHEDULED P.H.
6/25/97 REQUEST FOR
G.S. 8-24 REVIEW FOR A
PUMP STATION TO BE
LOCATED ON ARBUTUS
STREET FOR THE JEAN
GULLITTI SUBDIVISION

On motion and second by Comms. Carl Bolz and James
Fortuna the Commission scheduled a public hearing date
of June 25, 1997 for a proposed Special Exception

ITEM 4.2
SCHEDULED P.H.
6/25/97 PROPOSED

pursuant to Section 32.01 to construct a new police station and retail space at the former Sears site at the northeast corner of Main and College Streets. Vote was unanimous. Applicant/agent City of Middletown/ Michael Cubeta, Building Committee Chairman SE97-9

SPECIAL EXCEPTION
PURSUANT TO SECTION
32.01 TO CONSTRUCT A
NEW POLICE STATION
AND RETAIL SPACE AT
THE FORMER SEARS SITE
AT THE NORTHEAST
CORNER OF MAIN AND
COLLEGE STREETS

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

ITEM 5
P.H. TAPE RECORDING

Comm. Ron Klattenberg read the public hearing legal notice into the record. Chm. W. Lee Osborne commented. On motion and second by Comms. Ron Klattenberg and James Fortuna the Commission accepted withdrawal of a proposed Special Exception for an adaptive historic reuse to convert an existing commercial building at Starr Mill on Beverly Heights to a commercial building with four (4) apartments. Vote was unanimous. Applicant/ agent Newfield Realty Co./Ralph E. Wilson, Esq. SE97-6

ITEM 5.1
ACCEPTED WITHDRAWAL
FOR A PROPOSED
SPECIAL EXCEPTION FOR
AN ADAPTIVE HISTORIC
REUSE TO CONVERT AN
EXISTING COMMERCIAL
BUILDING AT STARR MILL
ON BEVERLY HEIGHTS
TO A COMMERCIAL
BUILDING WITH FOUR
APARTMENTS

Comm. Ron Klattenberg read the public hearing legal notice into the record. William Warner indicated the submitted letter requesting continuance of the public hearing. Mary Bartolotta spoke in opposition. Comm. William Holley questioned Mary Bartolotta. Mary Bartolotta responded. On motion and second by Comms. Carl Bolz and Jeffrey Pierce the Commission continued the public hearing for a proposed Special Exception to construct an assisted living facility at MacDonough Place and Main Street Extension. Vote was unanimous. Applicant/agent Middlesex Health Services, Inc./ Attorney Philip F. Karpel SE97-8

ITEM 5.2
CONTINUED A PROPOSED
SPECIAL EXCEPTION TO
CONSTRUCT AN ASSISTED
LIVING FACILITY AT
MACDONOUGH PLACE
AND MAIN STREET
EXTENSION

The Commission acknowledged the ZEO Sign and Monthly Reports.

ITEM 6.1/6.2
ACKNOWLEDGED ZEO
SIGN AND MONTHLY
REPORTS

On motion and second by Comms. James Fortuna and Corrine Dorsey the Commission approved the minutes of the May 28, 1997 meeting. Vote was unanimous.

ITEM 6.3
APPROVED MINUTES OF
5/28/97 MEETING

Comm. William Holley thanked Salvatore Fazzino, Director of Public Works, for the crosswalks. Discussion ensued on the magnet school and Snow School sidewalks. Comm. Carl Bolz requested that staff investigate revising the Special Exception criteria to add "If conditions are met, shall grant Special Exception".

Adjournment was at 7:39 P.M.

Respectfully submitted,

William Warner
Director of Planning

ITEM 7
DISCUSSION WITH
PUBLIC

ITEM 8
ADJOURNMENT