

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna,
Comm. Andrew Rak, Comm. Cynthia Jablonski, Comm. Les Adams,
Comm. Deborah Kleckowski, Comm. Ron Borelli, Comm. Quentin
W. Phipps

MEMBERS
PRESENT

Comm. John Pieper, Mayor Sebastian N. Giuliano, Ex-Officio, Asst.
Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

William Warner, Director

STAFF

There were approximately fifty (50) 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

Arline Rich commented on the Mile Lane property.

ITEM 2
DISCUSSION
WITH PUBLIC

William Warner explained the proposal. Comm. Carl Bolz com-
mented on on-street parking. From the public, Lawrence Buck
stated his opposition. Eleanor Kelsey stated her opposition. On
motion and second by Comms. Andrew Rak and Carl Bolz the
Commission closed the public hearing. Vote was unanimous.
On motion and second by Comms. Andrew Rak and Carl Bolz
the Commission adopted a Zoning Code text amendment to modify
Section 16 Family with an effective date of June 29, 2007. Vote
was unanimous. Proponent PCD Dept. Z2007-2

ITEM 3.1
ADOPTED A
ZONING CODE
TEXT AMEND-
MENT TO
MODIFY SEC-
TION 16 FAMILY
WITH AN
EFFECTIVE
DATE OF
6/29/07

James Cassidy explained the proposal. William Warner commented
on Lot #3 and the sewer. From the public, C. Stone commented on
the number of houses and the resale value of the house. V. Johnson
commented on preserving the trees and saving the wildlife. R. John-
son had concerns about over-development. Eleanor Kelsey comment-
ed about the use of the property and the constitution. M. Cannatta
commented in support. James Cassidy responded to the public com-
ment. On motion and second the Commission closed the public hearing.
Vote was unanimous. On motion and second by Comms. Andrew Rak
and Carl Bolz the Commission granted final approval of a three (3) lot
resubdivision of the property of Wallace Kelsey located on the north-
east corner of the intersection of Ridgewood Road and Mile Lane with
the condition that: 1) all departmental comments be addressed; and 2)
that Lot #18-3 be incorporated into Lot #18-A. Vote was unanimous.
Applicant/agent Wallace A. Kelsey (Suzanne Hall P.O.A.)/James P.
Cassidy, Hallisey, Pearson and Cassidy S2006-12

ITEM 3.2
GRANTED
FINAL AP-
PROVAL OF A
THREE (3) LOT
RESUBDIVISION
OF THE PRO-
PERTY OF
WALLACE
KELSEY LO-
CATED ON THE
NORTHEAST
CORNER OF
THE INTER-
SECTION OF
RIDGEWOOD
ROAD AND
MILE LANE

Atty. Michael Dowley and George Smilas explained the proposal and reviewed the departmental comments. From the public, J. Massir, an abutter, commented on the plan, the trees, the driveway, the driveways and the drainage. S. Gaurdino indicated he was one hundred percent opposed. George Smilas commented on the drainage, the trees and the addition of catch basins. Comm. Carl Bolz asked if that was an improvement to the drainage issue. George Smilas indicated it was. On motion and second by Comms. Andrew Rak and Carl Bolz the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Andrew Rak and Carl Bolz the Commission granted final approval of a four (4) lot resubdivision with a Special Exception for lots with less than one hundred (100) feet of frontage of the property of Jean P. Gullitti located at 311 Farm Hill Road and abutting Milardo Lane with the condition that all departmental comments be addressed and that all Special Exception criteria be met. Vote was unanimous. Applicant/agent Jean P. Gullitti/Michael F. Dowley & Associates S2007-3

ITEM 3.3
GRANTED
FINAL AP-
PROVAL OF
A FOUR (4)
LOT RESUB-
DIVISION OF
THE PROPERTY
OF JEAN
GULLITTI LO-
CATED AT
311 FARM
HILL ROAD
AND ABUT-
TING MILARDO
LANE

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission tabled a proposed Special Exception to construct two (2) buildings to be used for retail, office and a restaurant with a drive-thru on the property of Marco DiMauro located at 850 Newfield Street, on the east side between Wilderman's Way and Mile Lane. Vote was unanimous. Applicant/agent Marco DiMauro/Dean Bagdasarian, P.E. SE2007-6

ITEM 3.4
TABLED A
PROPOSED
SPECIAL EXCEP-
TION TO CON-
STRUCT TWO
(2) BUILDINGS
TO BE USED FOR
RETAIL, OFFICE
AND A RES-
TAURANT WITH
A DRIVE-THRU
ON THE PRO-
PERTY OF MAR-
CO DIMAURO
LOCATED AT
850 NEWFIELD
STREET, ON THE
EAST SIDE BE-
TWEEN WILDER-
MAN'S WAY
AND MILE LANE

On motion and second by Comms. Andrew Rak and Carl Bolz the Commission approved a request for release of the cash bond for \$5,000 for Phase 1B of the Country Hill Subdivision located off East Street. Vote was unanimous. Applicant/agent Ravenswood Homes/Richard N. Fiske, Vice President S2001-15

ITEM 4.1
APPROVED A
REQUEST FOR
RELEASE
OF THE CASH
BOND FOR
PHASE 1B OF

THE COUNTRY
HILL SUB-
DIVISION LO-
CATED OFF
EAST STREET

A motion to grant preliminary approval of an eleven (11) lot resub-division of the property of John H. & Lynda R. Herrmann located on the west side of Crystal Lake Road and south of Prout Hill Road to be known as Trailside Crossing with the condition that all departmental comments be addressed was made by Comm. Carl Bolz and seconded by Comm. Andrew Rak. Comm. Carl Bolz commented on the legal opinion. The motion passed unanimously. Applicant/agent AA Denorfia Building and Development/Harry E. Cole & Son/ Stephen M. Giudice L.S. S2006-7

ITEM 4.2
GRANTED PRE-
LIMINARY AP-
PROVAL OF AN
ELEVEN (11)
LOT RESUB-
DIVISION OF
THE PROPERTY
OF JOHN H.
AND LYNDA R.
HERRMANN
LOCATED ON
THE WEST SIDE
OF CRYSTAL
LAKE ROAD
AND SOUTH OF
PROUT HILL
ROAD TO BE
KNOWN AS
TRAILSIDE
CROSSING

A motion to grant a Special Exception to construct a five (5) unit condominium with four (4) visitor parking spaces at 21 West Silver Street with the condition that all departmental comments be addressed was made by Comm. Carl Bolz and seconded by Comm. Andrew Rak. Comm. Andrew Rak commented on the redesign and feels the plan is workable. Comm. Carl Bolz agreed. Comm. Andrew Rak explained the revisions. The motion passed unanimously. Applicant/agent Garofalo & Saraceno Construction, LLC/Atty. Michael Dowley SE2007-7

ITEM 4.3
GRANTED A
SPECIAL EX-
CEPTION TO
CONSTRUCT
A FIVE (5)
UNIT CONDO-
MINIUM AT
21 WEST SIL-
VER STREET

A motion to grant a Special Exception to construct Building #7 as part of the Nohl Crest III multi-family dwellings located off George Street was made by Comm. Carl Bolz and seconded by Comm. Andrew Rak. Comm. Carl Bolz reviewed what was approved by the Court and the number of parking spaces. He felt there is inadequate parking on the current plan and indicated the Court approved thirty-eight (38) visitor spaces for the clubhouse, visitors, etc. Comm. Carl Bolz indicated that this proposal has no visitor parking, that there is only one (1) entrance and one (1) exit and that it is not adequate

ITEM 4.4
DENIED A
A PROPOSED
SPECIAL EX-
CEPTION TO
CONSTRUCT
BUILDING #7
AS PART OF
THE NOHL

for two hundred and four (204) units. Comm. Andrew Rak felt the information from the fire department raised concerns about looping the water main. Chw. Barbara Plum agreed with Comm. Carl Bolz and indicated that holidays or family gatherings could cause a serious problem with the lack of parking. She indicated that four hundred and eight (408) spaces are required and four hundred and eight (408) are provided parking in relation to the units. Chw. Barbara Plum felt the driveway was changed without Commission approval and had concerns about looping the easement. William Warner commented on the Special Exception criteria, Section 44.04.07 Parking and Loading, and also felt that Section 40 Parking Regulations can require visitor parking. Comm. Andrew Rak indicated the Commission lowered the parking requirements, requires visitor parking and just did require four (4) visitor spaces for five (5) units for the application for 21 West Silver Street. Comm. Carl Bolz agreed with all the reasons and indicated his opposition. Chw. Barbara Plum summarized and indicated that if voting yes, the Commission feels the application meets all the criteria and if voting no, the Commission feels the application does not satisfy Section 44.04.07 and public safety concerns. The motion failed unanimously. Applicant/agent George Street of Middletown, LLC/Glenn Russo, Exc. Manager SE2007-8

CREST III
MULTI-
FAMILY
DWELLINGS
LOCATED
OFF GEORGE
STREET

Michiel Wackers, the Community Development Specialist, explained the re-use plan. Discussion ensued on re-use for open space and educational uses.

ITEM 5.1
DISCUSSION
ON THE MILE
LANE ARMY
RESERVE BASE
REDEVELOP-
MENT

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of June 27, 2007 for a proposed Special Exception to convert an existing building located at 37 Broad Street from retail space to an office use. Vote was unanimous. Applicant/agent 37 Broad Street Associates, LLC/Level Design Group, LLC, Daniel Campbell SE2007-13

ITEM 5.2
SCHEDULED
P.H. 6/27/07
FOR A PRO-
POSED SPECIAL
EXCEPTION
TO CONVERT
AN EXISTING
BUILDING LO-
CATED AT 37
BROAD STREET
FROM RETAIL
SPACE TO AN
OFFICE USE

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of June 27, 2007 for a proposed Special Exception to construct a two-family duplex

ITEM 5.3
SCHEDULED
P.H. 6/27/07

to be located on the west side of Saybrook Road across from the intersection with Bow Lane. Vote was unanimous. Applicant/agent Nicholas and Gail Giardina/Hibbard & Rosa Architects SE2007-12

FOR A PROPOSED SPECIAL EXCEPTION TO CONSTRUCT A TWO-FAMILY DUPLEX TO BE LOCATED ON THE WEST SIDE OF SAYBROOK ROAD ACROSS FROM THE INTERSECTION WITH BOW LANE

On motion and second by Comms. Carl Bolz and John Pieper the Commission approved the minutes of the May 23, 2007 regular meeting. Vote was unanimous with Comm. Les Adams abstaining.

ITEM 6.1
APPROVED
MINUTES OF
THE 5/23/07
REGULAR
MEETING

Atty. Michael Dowley commented on 764 Ridgewood Road violations and explained the status. Comm. Andrew Rak indicated he would like a time line, what constitutes a bedroom to the Health Department and requested that the departments come before the Commission.

ITEM 8
DISCUSSION

On motion and second by Comms. Andrew Rak and Carl Bolz the Commission adjourned the meeting at 11:00 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development